

**Williamson County, Tennessee
Zoning Ordinance Update**



Module 3 – Development Standards

Revised Public Review Draft

SEPTEMBER 2011

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Article 12: Conservation Subdivision Standards

Section 12.01: Purpose

The purpose of this Article is to further the goals and policies of the County's Comprehensive Land Use Plan by providing standards for the development of Conservation Subdivisions. Specifically, these standards are intended to:

- (A) Promote development that preserves rural character while maintaining allowable densities;
- (B) Encourage the permanent preservation of open space and the protection of natural resources;
- (C) Facilitate a fiscally efficient layout of roads, utilities, and other public infrastructure;
- (D) Allow for greater flexibility and creativity in the design of residential developments; and
- (E) Minimize the total amount of land disturbance associated with new development through the use of impact-reducing site design.

Section 12.02: Requirements for Eligibility

To be eligible for consideration as a Conservation Subdivision:

- (A) In the RP-1, RD-1, SIC, and 840C districts, the proposed development must contain a minimum of five lots, and the development site shall contain a minimum of 10 acres.
- (B) In the A, RP-5 and RD-5 districts, the proposed development must contain a minimum of three lots, and the development site shall contain a minimum of 15 acres.
- (C) The required minimum site area shall not be separated by any public road or other public right-of-way in existence prior to development.

Section 12.03: Procedural Elements

(A) PRE-APPLICATION MEETING REQUIRED

Before submitting an application for a Conservation Subdivision, the applicant shall meet with the Community Development Staff to discuss the procedural and design requirements for Conservation Subdivisions.

(B) INITIAL SUBMITTAL REQUIREMENTS

The following information is required and shall be submitted in conjunction with the initial Concept Plan submittal as outlined in the Williamson County Subdivision Regulations:

(1) Site Context Map

This map illustrates the development property in relation to its surroundings and shows the major natural features and resource areas that cross parcel boundaries or that are located on adjoining parcels.

(2) Existing Conditions/Site Analysis Map

This map locates and describes all Primary and Secondary Conservation Areas as described in [Section 12.04:\(E\)](#) on the development site and is the basis for determining the key portions of the site that should be protected in permanent open space.

(3) Conservation Subdivision Concept Plan

The Concept Plan shows the overall development proposal, including building lots, open space areas and the layout of roads and other infrastructure. The Concept Plan should be developed only after the Site Context Map and the Existing Conditions/Site Analysis Map are developed and evaluated.

(C) PRELIMINARY AND FINAL PLATS

Following approval of a Concept Plan for a Conservation Subdivision by the Planning Commission, the applicant may proceed with Preliminary and Final Plat approvals according to the procedures outlined in the Subdivision Regulations.

Section 12.04: Design Standards

(A) MAXIMUM GROSS DENSITY

The maximum gross density for Conservation Subdivisions is established in [Article 10: Zoning Districts](#).

(B) MINIMUM LOT AREA

The minimum lot area for Conservation Subdivisions is established in [Article 10: Zoning Districts](#).

(C) MINIMUM LOT WIDTH

The minimum lot width for Conservation Subdivisions is established in [Article 10: Zoning Districts](#).

(D) MINIMUM SETBACKS

The minimum front, side and rear yard setbacks are established in [Article 10: Zoning Districts](#).

(E) OPEN SPACE REQUIREMENTS

In addition to the requirements established in [Article 14: Open Space Set-Aside Standards](#), Conservation Subdivision proposals shall meet the following:

(1) Amount of Open Space Required

The minimum percentage of a development site that must be set aside in permanent open space is established in [Article 14: Open Space Set-Aside Standards](#).

(2) Primary Conservation Areas

Primary Conservation Areas are those areas of a Conservation Subdivision development site that are required to be protected in accordance with [Article 13: Resource Protection Standards](#). All such areas shall be identified on the Existing Conditions/Site Analysis Map and shall be protected as permanent open space, regardless of whether the protection of these areas results in a greater amount of open space than is otherwise required in [Article 14: Open Space Set-Aside Standards](#).

(3) Secondary Conservation Areas

Secondary Conservation Areas are areas of a Conservation Subdivision development site that are not required to be protected in accordance with [Article 13: Resource Protection Standards](#), but must be protected as permanent open space to the extent necessary in order to meet the requirements of [Table 14.03-1: Open Space Set-Aside](#), after all Primary Conservation Areas (and other areas required to be located in Open Space in accordance with this Article and [Article 14: Open Space Set-Aside Standards](#) are identified and preserved as open space. These areas of the development contain other intrinsic qualities of value to the community, and may include, but are not limited to, the following:

- a)** Additional Areas of tree canopy beyond those required to be protected as Primary Conservation Areas;
- b)** Areas containing one or more existing healthy trees greater than 26 inches in diameter at breast height (DBH);
- c)** Prime agricultural land of at least three contiguous acres in area;
- d)** Site features that, if protected in open space, would minimize the visual impact of building lots from existing road rights-of-way and/or adjoining properties; and
- e)** Other significant natural features and/or scenic view sheds, particularly those that can be seen from existing public roads.

All Secondary Conservation Areas shall be identified on the Existing Conditions/Site Analysis Map.

(4) Contiguity

- a)** Open Space shall be interconnected wherever possible to existing and potential open space areas on adjacent properties as well as to other internal areas of open space on the development site to provide a contiguous network of such lands within and adjoining the development site.
- b)** Long, thin strips or narrow areas (less than 100 feet) of open space shall be avoided except when necessary to provide access, as a vegetative buffer, or as a connection between open space areas.
- c)** A minimum of 50% of the open space shall be provided in a single, contiguous area. Open space areas will be considered contiguous if separated by a roadway, but will not be considered contiguous if separated by building lots.

(F) FLAG LOTS

Flag lots are permitted within a Conservation Subdivision in accordance with the following:

- (1)** No more than 15 percent of the total number of lots within a Conservation Subdivision may be flag lots.
- (2)** The flagpole must be part of the flag lot and must connect to a public or private road.
- (3)** A minimum width of 25 feet must be maintained throughout the length of the flagpole portion of the lot.
- (4)** The flag portion of the lot must comply with the minimum lot area and minimum lot width required by the zoning district in which it is located.
- (5)** The front lot line of a flag lot shall be the lot line which is closest and most nearly parallel to the road to which the flagpole portion of the lot connects.
- (6)** Where two flag lots abut one another, a shared/common driveway shall be used.
- (7)** No more than two contiguous flagpoles may be created.

Article 13: Resource Protection Standards

Section 13.01: Purpose

The general purpose of this Article is to establish standards for the protection of natural and historical resources within Williamson County from the potential harmful effects associated with development. Furthermore, it is also the general purpose of this Article to implement the resource protection recommendations of the Williamson County Comprehensive Land Use Plan. In addition to these general purposes, the following are specific purpose statements for the protection of certain resources:

(A) WATERWAY PROTECTION

The purpose of the waterway protection standards is to work in concert with the Williamson County Storm Water Management Regulations to protect, maintain, and enhance the environment of Williamson County and the public health, safety, and the general welfare of its citizens by protecting streams, drainageways, and other water sources from potential pollutants resulting from development and other land disturbing activities.

(B) STEEP TOPOGRAPHY AND SLIPPAGE SOIL PROTECTION

The purpose of the steep topography and slippage soil protection standards is to guide development on hilltops, ridgetops, steep slopes, and on slippage soils (generally referred to as hillsides and hillside areas) to protect natural areas and features and to locate development, where possible, in areas that do not have severe environmental limitations. This Section intends to regulate hillside development in order to protect life and property from hazards due to slope, erodible soils, unstable soils, earth movement, and other geologic and hydrologic hazards. Furthermore, it is the intent of these standards to:

- (1) Protect the ridgetops and hilltops of Williamson County because development on hilltops and ridgetops increases runoff, erosion, sedimentation, and the potential for slope destabilization;
- (2) Undertake development in a manner that protects life and property from hazards due to slope, unstable and erodible soils, earth movement, and other geologic and hydrologic hazards;
- (3) Guide development on sensitive sites consistent with the Williamson County Comprehensive Land Use Plan;
- (4) Limit development on slippage soils where there is a possibility of substantial property damage;
- (5) Reduce potential for increased erosion, sedimentation, and surface runoff, and the resulting adverse impacts on water quality;
- (6) Promote a safe means of ingress and egress for vehicular and pedestrian traffic in sloped areas;
- (7) Preserve the visual quality of steep slope areas, which are valuable natural and economic resources; and
- (8) Encourage innovative and imaginative building techniques to create structures and site plans that are suited to sloped terrain.

(C) KARST TOPOGRAPHY PROTECTION

The purpose of the karst topography protection standards is to guide development in areas containing karst features to protect natural areas and features and to locate development, where possible, in areas that do not have severe environmental limitations due to karst. The regulations in this Section are intended to protect against the significant public health, safety, and welfare risks associated with development on karst terrain and more specifically to:

- (1) Preserve and maintain the water quality and quantity of Williamson County's surface and subsurface water supplies;
- (2) Protect groundwater point recharge features;
- (3) Guide development on sensitive sites consistent with the Williamson County Comprehensive Land Use Plan;
- (4) Aid in the prevention of localized flooding; and
- (5) Reduce the potential for significant property damage resulting from subsidence or other earth movements.

(D) SPECIAL FLOOD HAZARD AREA PROTECTION

The purpose of the special flood hazard protection standards is to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas. Furthermore, it is also the purpose of this Section to:

- (1) Restrict or prohibit uses which are vulnerable to water or erosion hazards, or which cause damaging increases in erosion, flood heights, or flood velocities;
- (2) Require that uses vulnerable to floods, including community facilities, be protected against flood damage;
- (3) Control the alteration of natural floodplains, stream channels, and natural protective barriers which accommodate flood waters;
- (4) Control filling, grading, dredging and other development which may increase erosion or flood damage, and;
- (5) Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards.

(E) WETLAND PROTECTION

The purpose of the wetland protection standards is to promote, preserve, and enhance the important hydrologic, biological, ecological, aesthetic, recreational, and educational functions that wetlands provide in Williamson County. The purpose of this section is also to guide development on sensitive sites consistent with the Comprehensive Land Use Plan to protect the County's natural resources and to locate development, where possible, in areas that do not have severe environmental limitations.

(F) WOODLAND AND TREE PROTECTION

The purpose of the woodland and tree protection standards is to limit the destruction of and ensure the survival of large areas of tree coverage and extraordinary mature trees. The maintenance of existing trees and replanting of new trees is necessary to promote the value of property and the quality of life of its citizens; to ensure the stabilization of soil by prevention of erosion; to reduce storm water runoff and the costs associated with it; to replenish groundwater supply; to cleanse the air of harmful pollutants; and, to provide greenbelts and buffers to screen against noise pollution, artificial light, and glare. It is the intent of this section to prohibit the unnecessary clearing of land so as to achieve no net loss of large Heritage trees and to preserve, as much as possible, the existing tree canopy.

(G) HISTORIC AND CULTURAL RESOURCE PROTECTION

The purpose of the historic and cultural resource protection standards is to protect the historic and cultural resources of Williamson County that are an integral part of the County's rural character and charm. Furthermore, these standards are designed to provide improved buffers between new development adjacent to historic sites and allow for the creative integration of sites within open space in a method that will not reduce the integrity of the historic sites.

Section 13.02: Waterway Protection Standards³⁴

(A) APPLICABILITY AND ESTABLISHMENT OF WATERWAY NATURAL AREAS

- (1) Waterway Natural Areas (WNA) shall be as established in the Williamson County Storm Water Regulations as summarized below in [Table 13.02-I: Establishment of Waterway Natural Areas](#). Where there is a conflict between the requirements of [Table 13.02-I: Establishment of Waterway Natural Areas](#), and the Williamson County Storm Water Regulations, the storm water regulations shall control.

TABLE 13.02-I: ESTABLISHMENT OF WATERWAY NATURAL AREAS

SIZE OF TRIBUTARY AREA	WATERWAY NATURAL AREA SETBACK [1]
Five square miles or greater	100 Feet
Greater than one square mile but less than five square miles	75 Feet
Less than one square mile	50 Feet

NOTE:

[1] The WNA setback shall be measured perpendicular from the top of each bank.

- (2) Waterway Natural Areas shall be applied along all intermittent and perennial stream waterways as determined by the County, State, or USGS topographic information.

(B) APPLICABILITY AND ESTABLISHMENT OF DRAINAGEWAYS

Where otherwise not classified as a Waterway Natural Area, a drainageway is the land on either side of, and within 25 feet of, the centerline of any swale identified by topography having a minimum of five acres of upstream area and which is not included within a floodplain. See Figure <>.35

(C) PROTECTION STANDARDS

- (1) All WNAs shall be preserved as permanent open space set-aside areas (See [Article 14: Open Space Set-Aside Standards](#).) except in developments where an open space set-aside is not required as part of this Ordinance.
- (2) Permitted uses within the WNAs shall be subject to the standards of the Williamson County Storm Water Regulations and [Article 14: Open Space Set-Aside Standards](#) of this Ordinance.
- (3) Where open space set-asides are not required, the WNAs shall be preserved in accordance with the Williamson County Storm Water Regulations.
- (4) Drainageways shall be located within a recorded drainage easement with a minimum width of 25 feet.

Section 13.03: Steep Topography and Slippage Soil Protection Standards

(A) APPLICABILITY

This Section shall apply to all land disturbing activity and development activities proposed on:

³⁴ These standards are rewritten to conform with the more recent Williamson County Storm Water Regulations. This Section replaces the current Section 7113. We have also eliminated Section 7220 related to stormwater runoff since storm water is regulated by the County's Storm Water Regulations.

³⁵ We will add a new image for this definition.

- (1) Properties that contain slopes of 15 percent or more;
- (2) Hilltops and ridgetops; and
- (3) Slippage Soils.

(B) STEEP SLOPES

(1) Measurement of Steep Slopes³⁶

- a) The restrictions on development on steep slopes refer to existing (pre-development) site conditions.
- b) Slopes shall be determined by dividing the vertical rise in elevation by the horizontal run of the same slope and converting the result into a percentage value.

(2) Identification of Steep Slope Areas

Steep slope areas are classified into one of the following categories:

a) Moderately Steep Slope Areas

Moderately steep slope areas are areas with slopes from 15 to 25 percent.

b) Very Steep Slope Areas

Very steep slope areas are areas with slopes in excess of 25 percent.

(3) Minimum Size of Steep Slope Areas

The steep slopes standards of this Section do not apply to isolated steep slope areas that are less than 5,000 square feet in area. For purposes of this provision, the entire contiguous area of the steep slopes shall be included in the minimum size calculation, regardless of the number of individual lots or property lines involved.

(4) Protection Standards

a) Very Steep Slopes

- i) Where open space is required as part of a development, all very steep slope areas shall be preserved as open space, subject to [Article 14: Open Space Set-Aside Standards](#).
- ii) Where open space is not required as part of a development, very steep slope areas may be located on a lot, provided that the area(s) are not located within a building envelope or areas subject to land disturbing activities.

b) Moderately Steep Slopes

Where moderately steep slopes are located within a building envelope, an engineered site plan shall be required. All roads and driveways located within moderately steep slope areas shall follow natural contour lines to the maximum extent practicable.

(5) General Prohibition on Land Disturbance

Land disturbing activities, including but not limited to clearing, excavation, grading, construction, reconstruction, and investigative land disturbing activities such as test wells, are prohibited on any very steep slope area, except for the following activities:

³⁶ We are working on a new graphic for the measurement of steep slopes.

- a) Passive recreation uses, including trails for non-motorized use only;
- b) Minor utilities and driveways, subject to standards in the Williamson County Subdivision Regulations and this Subsection;
- c) No driveways or minor utilities shall cross very steep slopes greater than 50%;
- d) Where driveways and/or minor utilities cross very steep slopes between 25 and 50 percent, the applicant must submit a geotechnical study with findings that:
 - i) Such driveway and/or minor utility will not have significant adverse visual, environmental or safety impacts, or appropriate engineering or other measures will be taken by the developer to substantially mitigate any such adverse impact; and
 - ii) No alternative location for access or minor utilities is feasible or available.

(C) HILLTOPS AND RIDGETOPS

(1) Identification of Hilltop and Ridgetop Areas³⁷

- a) Hilltops and ridgetops are areas of land with a slope of less than 15%, located directly above moderately steep and/or very steep slope areas (See [Section 13.03:\(B\)\(2\)Identification of Steep Slope Areas.](#)), and that are completely surrounded by such steep slope areas. See Figure <>.
- b) Hilltops and ridgetops may be exempted from the requirements of this Section where the applicant can demonstrate to the Planning Director that the hilltop or ridgetop is less predominate than surrounding features and/or that proposed development activities will achieve better aesthetic and structural results than the protection standards established in this Section.

(2) Protection Standards

- a) Where open space is required as part of a development, a minimum of 80% of each hilltop and ridgetop area shall be preserved as open space, subject to [Article 14: Open Space Set-Aside Standards.](#)
- b) Where open space is not required as part of a development, hilltop and ridgetop areas may be located on a lot, provided that a minimum of 80 percent of the hilltop and ridgetop area(s) are not located within a building envelope or areas subject to land disturbing activities.
- c) Development and uses on hilltops and ridgetops shall be planned to minimize disturbance to soil geology, hydrology, and environmental features.

(D) SLIPPAGE SOILS

Slippage soils shall be those where the parent material is Colluvium, e.g., Delrose as classified by The Natural Resources Conservation Service (NRCS).

(1) Identification of Slippage Soils

The applicant shall hire a qualified soil scientist or geotechnical engineer to identify all areas of slippage soils present on the subject property, whenever the Williamson County Soil Survey indicates the presence of slippage soils on such property. The soil scientist or geotechnical engineer shall determine the extent and depth of this soil on the site.

(2) Protection Standards

When a qualified soil scientist identifies areas of slippage soils, the following protection standards shall apply:

³⁷ We are working on a new graphic for the identification of hilltops and ridgetops.

a) Slippage soils on slopes of 15 percent or greater

i) Where open space is required as part of a development, all land containing slippage soils on slopes of 15 percent or greater shall be preserved as open space, subject to [Article 14: Open Space Set-Aside Standards](#).

ii) Where open space is not required as part of a development, land containing slippage soils on slopes of 15 percent or greater may be located on a lot, provided that the area(s) are not located within a building envelope or areas subject to land disturbance activities.

b) Slippage soils on slopes of less than 15 percent

Where slippage soils on less than 15 percent slopes are located in areas of a site that will be subject to land disturbing activities, the following requirements shall be met:

i) A geotechnical engineer shall prepare a report identifying the location, character, and extent of the slippage soil areas. The report shall include a design for proper drainage and construction of development.

ii) Development identified in the report prepared in accordance with Section (i) above shall be designed by a qualified geotechnical engineer. The design shall be in compliance with the geotechnical report.

iii) The development shall be supervised and certified upon completion by a geotechnical engineer in order to ensure that all development is in compliance with the approved design.

Section 13.04: Karst Topography Protection Standards³⁸

(A) APPLICABILITY

This Section shall be applicable to all land disturbing activity on properties that contain karst features. Karst features shall include, but are not limited to, closed topographic depressions, soil dropouts in solution enlarged joints, exposed solution enlarged joints, sinking streams, groundwater seeps, sinkholes, surface depressions and caves.

(B) IDENTIFICATION OF KARST FEATURES

- (1)** The applicant shall conduct a visual reconnaissance of the site of a proposed development to locate karst features.
- (2)** Should no karst features be identified, the applicant shall certify, in writing, the absence of these features. This document shall be submitted with the application.
- (3)** Should karst features be found, the following shall apply:
 - a)** Each feature shall be located and field marked by a licensed surveyor to allow the locations and dimensions to be plotted in relation to proposed development.
 - b)** Features identified as caves, as defined by this Ordinance, shall require a geotechnical evaluation in order to establish the minimum buffer.
 - c)** The resulting survey shall clearly show the feature's epicenter, the feature's extent utilizing a one-foot contour interval, and shall be incorporated into the site plan or other plan of development.

³⁸ This Section replaces the current Section 7116.

(C) PROTECTION STANDARDS

For properties that contain karst features, as defined by this Ordinance, the following shall apply:

- (1)** A minimum 25-foot buffer shall be required from the outermost edge of all karst features unless such features are mitigated per [Section 13.04:\(D\): Mitigation of Karst Features](#) below. Further, no land disturbing activities or development are permitted within the buffer.
- (2)** The applicant shall be required to obtain a Class V injection well permit from the appropriate state agency.
- (3)** Where open space is required as part of a development, all karst features and surrounding buffers shall be preserved, in their natural state, as part of an open space set-aside, subject to [Article 14: Open Space Set-Aside Standards](#).
- (4)** Where open space is not required as part of a development, karst features may be located on individual building lots, but such features, along with the required buffers, must be preserved in their natural state and located outside of building envelopes.
- (5)** The natural runoff rate to karst features shall be maintained or reduced. Additional runoff generated by development in the watershed of a karst feature shall be retained and redirected to surface runoff channels.
- (6)** During construction, all swales leading to karst features shall have effective sedimentation barriers erected to prevent sediment from reaching the karst feature.

(D) MITIGATION OF KARST FEATURES

- (1)** Remediation of karst features may be allowed under the following circumstances:
 - a)** A geotechnical study is performed to characterize the structure of the underlying bedrock;
 - b)** The geotechnical engineer determines that the karst feature has no active surface drainage patterns;
 - c)** The geotechnical engineer finds that no large diameter caverns exists within 15 feet below the surface depression; and
 - d)** The geotechnical engineer otherwise determines the Karst feature to be inactive.
- (2)** If all of the findings outlined in [Section 13.04:\(D\)\(1\)](#) above are made by a geotechnical engineer, the karst feature may be repaired in accordance with the following standards:
 - a)** A plan, including the design for the repair of the inactive karst feature, is prepared by a geotechnical engineer licensed by the State of Tennessee;
 - b)** The repair is supervised by the geotechnical engineer;
 - c)** The completed repair is certified by the geotechnical engineer as appropriate for the proposed land use; and
 - d)** Class V injection well permits are obtained from the appropriate state agency.

(E) ADDITIONAL ADMINISTRATIVE PROCEDURES

- (1)** Any single-family residential lot with a karst feature shall be identified, and all appropriate engineering statements, certifications and building designs shall be provided to the County for review.
- (2)** All karst features are to be located by GPS/State Plane coordinates, and shall be shown on the Final Plat.

- (3) It shall be required that all karst features that have been repaired be noted upon the Final Plat indicating they have been repaired per the recommendations of a qualified geotechnical engineer, and as approved in the Class V Injection Well permit.
- (4) Newly discovered karst features found prior to the recording of the Final Plat shall be accounted for by amending the Class V Injection Well permit, updating maps and reports provided to the County, and the revision of the Final Plat in accordance with this Section.
- (5) Newly discovered karst features located on nonresidential development parcels and residential lots shown on a recorded Final Plat shall be subject to [Section 13.04:\(D\): Mitigation of Karst Features](#).

Section 13.05: Special Flood Hazard Area Protection Standards

(A) PURPOSE

It is the purpose of this Section to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas. Furthermore, it is also the purpose of this Section to:

- (1) Restrict or prohibit uses which are vulnerable to water or erosion hazards, or which cause damaging increases in erosion, flood heights, or flood velocities;
- (2) Require that uses vulnerable to floods, including community facilities, be protected against flood damage;
- (3) Control the alteration of natural floodplains, stream channels, and natural protective barriers which accommodate flood waters;
- (4) Control filling, grading, dredging and other development which may increase erosion or flood damage, and;
- (5) Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards.

(B) OBJECTIVES

The objectives of this Section are:

- (1) To protect human life, health, safety and property;
- (2) To minimize expenditure of public funds for costly flood control projects;
- (3) To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (4) To minimize prolonged business interruptions;
- (5) To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodprone areas;
- (6) To help maintain a stable tax base by providing for the sound use and development of floodprone areas to minimize blight in flood areas;
- (7) To ensure that potential homebuyers are notified that property is in a floodprone area; and
- (8) To maintain eligibility for participation in the NFIP.

(C) BASIS FOR ESTABLISHING THE AREAS OF FLOOD HAZARD

The areas of special flood hazard identified on the Williamson County, Tennessee, Federal Emergency Management Agency, Flood Insurance Study and Flood Insurance Rate Maps, [Community Number 470204-Map Panel Numbers 47187C0015F, 47187C0020F, 47187C0036F, 47187C0037F, 47187C0038F, 47187C0039F, 47187C0045F, 47187C0064F, 47187C0070F, 47187C0086F, 47187C0088F, 47187C0089F, 47187C0130F, 47187C0135F, 47187C0140F*, 47187C0145F*, 47187C0151F, 47187C0152F, 47187C0153F, 47187C0154F, 47187C0157F, 47187C0159F, 47187C0160F, 47187C0165F, 47187C0170F, 47187C0180F, 47187C0181F, 47187C0182F, 47187C0183F, 47187C0184F, 47187C0190F, 47187C0192F, 47187C0195F, 47187C0203F, 47187C0204F, 47187C0205F, 47187C0209F, 47187C0212F, 47187C0213F, 47187C0214F, 47187C0220F, 47187C0230F, 47187C0235F, 47187C0240F, 47187C0245F, 47187C0255F*, 47187C0265F*, 47187C0280F*, 47187C0285F, 47187C0305F*, 47187C0310F, 47187C0315F*, 47187C0320F*, 47187C0330F, 47187C0335F, 47187C0340F, 47187C0343F, 47187C0345F, 47187C0355F, 47187C0360F, 47187C0365F, 47187C0370F, 47187C0380F, 47187C0385F, 47187C0390F, 47187C0395F, 47187C0405F*, 47187C0415F*, 47187C0435F, 47187C0455F, 47187C0460F, 47187C0480F*, and 47187C0485F*] with the effective date of September 29, 2006, along with all supporting technical data and any subsequent amendments or revisions, are adopted by reference and declared to be a part of this Ordinance

(* denotes panels not printed).

(D) WARNING AND DISCLAIMER OF LIABILITY

The degree of flood protection required by this Ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This Section does not imply that land outside the flood hazard areas or uses permitted within such areas will be free from flooding or flood damages. This Ordinance shall not create liability on the part of Williamson County, Tennessee, or by any officer or employee thereof for any flood damages that result from reliance on this Section or any other Section of the Williamson County Zoning Ordinance or any administrative decision lawfully made in accordance with this Section or any other Section of this Ordinance.

(E) DESIGNATION OF FLOOD ADMINISTRATOR

The County Engineer is hereby appointed to administer and implement the provisions of this Section. The County Engineer shall have the following roles as the Flood Administrator in addition to those set forth in [Section 2.02:\(E\)\(4\): County Engineer](#).

(F) DUTIES AND RESPONSIBILITIES OF THE ADMINISTRATOR

- (1)** Review all Zoning Certificates to ensure that the permit requirements of this Ordinance have been satisfied, and that proposed building sites will be reasonably safe from flooding.
- (2)** Review proposed development to ensure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.
- (3)** Notify adjacent communities and the Tennessee Department of Economic and Community Development, Local Planning Assistance Office, prior to any alteration or relocation of a watercourse and submit evidence of such notification to FEMA.
- (4)** For any altered or relocated watercourse, submit engineering data/analysis within six months to FEMA to ensure accuracy of community FIRM's through the Letter of Map Revision process.
- (5)** Ensure that the flood carrying capacity within an altered or relocated portion of any watercourse is maintained.

- (6)** Record the elevation, in relation to mean sea level or the highest adjacent grade, where applicable, of the lowest floor (including basement) of all new and substantially improved buildings, in accordance with [Section 13.05:\(I\): Permit Procedures](#).
- (7)** Record the actual elevation, in relation to mean sea level or the highest adjacent grade, where applicable to which the new and substantially improved buildings have been floodproofed, in accordance with [Section 13.05:\(I\): Permit Procedures](#).
- (8)** When floodproofing is utilized for a nonresidential structure, obtain certification of design criteria from a Tennessee registered professional engineer or architect, in accordance with [Section 13.05:\(I\): Permit Procedures](#).
- (9)** Where interpretation is needed as to the exact location of boundaries of the Areas of Special Flood Hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), make the necessary interpretation. Any person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this Ordinance.
- (10)** When Base Flood Elevation data and floodway data have not been provided by FEMA, obtain, review, and reasonably utilize any Base Flood Elevation and floodway data available from Federal, State, or other sources, including data developed as a result of these regulations, as criteria for requiring that new construction, substantial improvements, or other development in Zone A on the Williamson County, Tennessee FIRM meet the requirements of this Ordinance.
- (11)** Maintain all records pertaining to the provisions of this Ordinance in the office of the Administrator and shall be open for public inspection. Permits issued under the provisions of this Ordinance shall be maintained in a separate file or marked for expedited retrieval within combined files.

(G) PROTECTION STANDARDS

For properties that contain areas of special flood hazard as defined by the Ordinance, the following shall apply:

- (1)** Where open space is required as part of a development all areas of special flood hazard and surrounding buffers shall be preserved, in their natural state, as part of an open space set-aside, subject to [Article 14: Open Space Set-Aside Standards](#).
- (2)** Where open space is not required as part of a development, areas of special flood hazard may be located on individual lots and shall be preserved and buffered in their natural state.
- (3)** Under no circumstances shall fill material or other encroachments be permitted so as to change the predevelopment limits of any areas of Special Flood Hazard, except where provided herein.

(H) PERMITTED USES IN AREAS OF SPECIAL FLOOD HAZARD

The following uses are permitted within areas of special flood hazard as a matter of right:

- (1)** All uses that are permitted in open space in accordance with [Article 14: Open Space Set-Aside Standards](#).
- (2)** All agricultural uses. The raising of tree and plant stock for clear cutting or nursery uses shall also be permitted. However, no buildings accessory to such activities shall be allowed.
- (3)** Uses within the Recreation/Entertainment use category in [Table 11.01-I: Table of Allowed Uses](#), provided there are no buildings constructed as part of such uses, except for dugouts, bleachers, and stages.

- (4)** Bridges, approaches to bridges, pump stations, sub-surface sewage disposal fields, non-traditional wastewater disposal fields, boat-launching ramps, boat docks, piers, marinas, picnic shelters, boathouses, driveways serving a single-family dwelling, and off-street parking.
- (5)** No encroachments, including fill material, new structures as permitted in Subsection (H)(4) above, or substantial improvements shall be located within the areas of special flood hazard, unless certification by a registered professional engineer is provided demonstrating that:
 - a)** The cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood at any point within the community;
 - b)** Any fill or other encroachment must be offset by an equivalent amount of qualified cut on a one to one basis. Areas below the two-year flood plain elevation shall not represent qualified cut; and
 - c)** The resulting engineering (no impact) certification shall be supported by technical data that conforms to standard hydraulic engineering principles.

(6) Lots of Record Existing Prior to April 1, 1981

For lots of record existing prior to the effective date of the Federal Emergency Management Agency (FEMA) maps of April 1, 1981, the County Engineer is authorized to allow one single-family residential use, its customary accessory structures, and residential additions in areas of special flood hazard provided that the following conditions are met:

- a)** The County Engineer must find that there is no other suitable building site outside the area of special flood hazard on the lot of record;
- b)** All provisions and requirements of [Section 13.05:\(I\): Permit Procedures](#) and [Section 13.05:\(J\): Provisions for Flood Hazard Reduction](#) shall apply; and
- c)** No encroachments, including fill material, new structures, or substantial improvements shall be located within the areas of special flood hazard, unless certification by a registered professional engineer is provided demonstrating that:
 - i)** The cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood at any point within the community;
 - ii)** Any fill or other encroachment must be offset by an equivalent amount of qualified cut on a one to one basis. Areas below the two-year flood plain elevation shall not represent qualified cut; and
 - iii)** The resulting engineering (no impact) certification shall be supported by technical data that conforms to standard hydraulic engineering principles.
- d)** In designated floodway, encroachments are prohibited except for nonsubstantial vertical additions to existing dwellings and nonsubstantial interior renovations within the existing building footprint.

(I) PERMIT PROCEDURES

Application for a Zoning Certificate shall be made to the Administrator on forms furnished by the County prior to any development activities. The Zoning Certificate application may include, but is not limited to the following: plans in duplicate drawn to scale and showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, earthen fill placement, storage of materials or equipment, and drainage facilities. Specifically, the following information is required:

(1) Application Stage

- a) Elevation in relation to mean sea level of the proposed lowest floor, including basement, of all buildings where Base Flood Elevations are available, or to certain height above the highest adjacent grade when applicable under this Ordinance.
- b) Elevation in relation to mean sea level to which any nonresidential building will be floodproofed where Base Flood Elevations are available, or to certain height above the highest adjacent grade when applicable under this Ordinance.
- c) A FEMA Floodproofing Certificate from a Tennessee registered professional engineer or architect that the proposed nonresidential floodproofed building will meet the floodproofing criteria in [Section 13.05:\(j\)\(2\)](#) and [Section 13.05:\(j\)\(3\)](#).
- d) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

(2) Construction Stage

- a) Within AE Zones, where Base Flood Elevation data is available, any lowest floor certification made relative to mean sea level shall be prepared by, or under the direct supervision of, a Tennessee registered land surveyor and certified by same. The Administrator shall record the elevation of the lowest floor on the Zoning Certificate. When floodproofing is utilized for a nonresidential building, said certification shall be prepared by, or under the direct supervision of, a Tennessee registered professional engineer or architect and certified by same.
- b) Within approximate A Zones, where Base Flood Elevation data is not available, the elevation of the lowest floor shall be determined as the measurement of the lowest floor of the building relative to the highest adjacent grade. The Administrator shall record the elevation of the lowest floor on the Zoning Certificate. When floodproofing is utilized for a nonresidential building, said certification shall be prepared by, or under the direct supervision of, a Tennessee registered professional engineer or architect and certified by same.
- c) For all new construction and substantial improvements, the Zoning Certificate holder shall provide to the Administrator an as-built certification of the lowest floor elevation or floodproofing level upon the completion of the lowest floor or floodproofing. Upon completion of construction, the Zoning Certificate holder shall provide to the Administrator and Elevation Certificate, certifying the as-built lowest floor elevation and other relevant information.
- d) Any work undertaken prior to submission of the certification shall be at the Zoning Certificate holder's risk. The Administrator shall review the above-referenced certification data. Deficiencies detected by such review shall be corrected by the Zoning Certificate holder immediately and prior to further work being allowed to proceed. Failure to submit the certification or failure to make said corrections required hereby, shall be cause to issue a stop-work order for the project.

(J) PROVISIONS FOR FLOOD HAZARD REDUCTION

For uses permitted by [Section 13.05:\(H\): Permitted Uses in Areas of Special Flood Hazard](#), the following standards shall apply:

- (1)** For purposes of this [Section 13.05:\(j\): Provisions for Flood Hazard Reduction](#), the term “New Construction” shall mean any structure for which the start of construction commenced on or after July 11, 2005. The term also includes any subsequent improvements to such structure.

(2) General Standards

In and adjacent to all areas of special flood hazard, the following provisions are required:

- a)** New construction and substantial improvements shall be anchored to prevent flotation, collapse and lateral movement of the structure;
- b)** Manufactured homes shall be installed using methods and practices that minimize flood damage. They must be elevated and anchored to prevent flotation, collapse and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State of Tennessee and local anchoring requirements for resisting wind forces;
- c)** New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;
- d)** New construction and substantial improvements shall be constructed by methods and practices that minimize flood damage;
- e)** All electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
- f)** New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
- g)** New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
- h)** On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;
- i)** Any alteration, repair, reconstruction or improvements to a building that is in compliance with the provisions of this Ordinance, shall meet the requirements of "new construction" as contained in this Ordinance;
- j)** Any alteration, repair, reconstruction or improvements to a building that is not in compliance with the provision of this Ordinance, shall be undertaken only if said non-conformity is not further extended or replaced;
- k)** All new construction and substantial improvement proposals shall provide copies of all necessary Federal and State permits, including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334;
- l)** All subdivision proposals and other proposed new development proposals shall meet the standards of Subsection (3) below;
- m)** When proposed new construction and substantial improvements are partially located in an area of special flood hazard, the entire structure shall meet the standards for new construction; and
- n)** When proposed new construction and substantial improvements are located in multiple flood hazard risk zones or in a flood hazard risk zone with multiple Base Flood Elevations, the entire structure shall meet the standards for the most hazardous flood hazard risk zone and the highest Base Flood Elevation.

(3) Specific Standards

In and adjacent to all Areas of Special Flood Hazard, the following provisions, in addition to those set forth in [Section 13.05:\(j\)\(2\): General Standards](#), are required:

a) Residential Structures

i) In and adjacent to AE Zones where Base Flood Elevation data is available, new construction and substantial improvement of any residential building (or manufactured home) shall have the lowest floor, including basement, elevated to no lower than one (1) foot above the Base Flood Elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this [Section 13.05:\(j\)\(3\)c Enclosures](#).

ii) Within and adjacent to approximate A Zones where Base Flood Elevations have not been established and where alternative data is not available, the administrator shall require the lowest floor of a building to be elevated to a level of at least three (3) feet above the highest adjacent grade, as defined by this Ordinance. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this [Section 13.05:\(j\)\(3\)c Enclosures](#).

b) Nonresidential Structures

i) In and adjacent to AE Zones, where Base Flood Elevation data is available, new construction and substantial improvement of any commercial, industrial, or nonresidential building, shall have the lowest floor, including basement, elevated or floodproofed to no lower than one foot above the level of the Base Flood Elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this [Section 13.05:\(j\)\(3\)c Enclosures](#).

ii) In and adjacent to approximate A Zones, where Base Flood Elevations have not been established and where alternative data is not available, new construction and substantial improvement of any commercial, industrial, or nonresidential building, shall have the lowest floor, including basement, elevated or floodproofed to no lower than three (3) feet above the highest adjacent grade, as defined by this Ordinance. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this [Section 13.05:\(j\)\(3\)c Enclosures](#).

iii) N
nonresidential buildings located in and adjacent to all A Zones may be floodproofed, in lieu of being elevated, provided that all areas of the building below the required elevation are watertight, with walls substantially impermeable to the passage of water, and are built with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A Tennessee registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above, and shall provide such certification to the Administrator as set forth in [Section 13.05:\(l\): Permit Procedures](#).

c) Enclosures

i) All new construction and substantial improvements that include fully enclosed areas formed by foundation and other exterior walls below the lowest floor that are subject to flooding, shall be designed to preclude finished living space and designed to allow for the entry and exit of flood waters to automatically equalize hydrostatic flood forces on exterior walls.

- ii) Designs for complying with this requirement must either be certified by a Tennessee professional engineer or architect or meet or exceed the following minimum criteria.
 - A. Provide a minimum of two openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding;
 - B. The bottom of all openings shall be no higher than one (1) foot above the finished grade;
 - C. Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.
- iii) The enclosed area shall be the minimum necessary to allow for parking of vehicles, storage or building access.
- iv) The interior portion of such enclosed area shall not be finished or partitioned into separate rooms in such a way as to impede the movement of floodwaters and all such partitions shall comply with the provisions of [Section 13.05\(J\)\(2\): General Standards](#).

d) Standards for Manufactured Homes and Recreational Vehicles

- i) All manufactured homes placed, or substantially improved, on: (1) individual lots or parcels, (2) in expansions to existing manufactured home parks or subdivisions, or (3) in new or substantially improved manufactured home parks or subdivisions, must meet all the requirements of new construction.
- ii) All manufactured homes placed or substantially improved in an existing manufactured home park or subdivision must be elevated so that either:
 - A. In and adjacent to AE Zones, with Base Flood Elevations, the lowest floor of the manufactured home is elevated on a permanent foundation to no lower than one (1) foot above the level of the Base Flood Elevation; or
 - B. In and adjacent to approximate A Zones, without Base Flood Elevations, the manufactured home chassis is elevated and supported by reinforced piers (or other foundation elements of at least equivalent strength) that are at least three (3) feet in height above the highest adjacent grade, as defined by this Ordinance.
- iii) Any manufactured home, which has incurred “substantial damage” as the result of a flood, must meet the standards of [Section 13.05\(J\): Provisions for Flood Hazard Reduction](#).
- iv) All manufactured homes must be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.
- v) All recreational vehicles placed in an identified Special Flood Hazard Area must either:
 - A. Be on the site for fewer than 180 consecutive days;
 - B. Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is licensed, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached structures or additions); or
 - C. The recreational vehicle must meet all the requirements for new construction.

e) Standards for Subdivisions and Other Proposed New Development Proposals

- i) Subdivisions and other proposed new developments, including manufactured home parks, shall be reviewed to determine whether such proposals will be reasonably safe from flooding.
- ii) All subdivision and other proposed new development proposals shall be consistent with the need to minimize flood damage.

- iii) All subdivision and other proposed new development proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.
- iv) All subdivision and other proposed new development proposals shall have adequate drainage provided to reduce exposure to flood hazards.
- v) In and adjacent to all approximate A Zones require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals Base Flood Elevation data (See [Section 13.05:\(M\)](#)).

(K) STANDARDS FOR SPECIAL FLOOD HAZARD AREAS WITH ESTABLISHED BASE FLOOD ELEVATIONS AND WITH FLOODWAYS DESIGNATED

Located within the Special Flood Hazard Areas established in [Section 13.05:\(C\)](#) are areas designated as floodways. A floodway may be an extremely hazardous area due to the velocity of floodwaters, debris or erosion potential. In addition, the area must remain free of encroachment in order to allow for the discharge of the base flood without increased flood heights and velocities. Therefore, the following provisions shall apply:

- (1) Except whereas otherwise permitted by this [Section 13.05:\(H\)](#)(1 through 6), encroachments are prohibited, including earthen fill material, new construction, substantial improvements or other development within the regulatory floodway. Where development is permitted it shall be demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the cumulative effect of the proposed encroachments or new development shall not result in any increase in the water surface elevation of the Base Flood Elevation, velocities, or floodway widths during the occurrence of a base flood discharge at any point within the community. A Tennessee registered professional engineer must provide supporting technical data, using the same methodologies as in the effective Flood Insurance Study for Williamson County, Tennessee and certification, thereof.
- (2) New construction and substantial improvements of buildings, where permitted, shall comply with all applicable flood hazard reduction provisions of [Section 13.05:\(J\): Provisions for Flood Hazard Reduction](#).

(L) STANDARDS FOR AREAS OF SPECIAL FLOOD HAZARD ZONES AE WITH ESTABLISHED BASE FLOOD ELEVATIONS BUT WITHOUT FLOODWAYS DESIGNATED

Located within or adjacent to the Special Flood Hazard Areas established in [Section 13.05:\(C\): Basis for Establishing the Areas of Flood Hazard](#), where streams exist with base flood data provided but where no floodways have been designated (Zones AE), the following provisions apply:

- (1) No encroachments, including fill material, new construction and substantial improvements shall be located within areas of special flood hazard, unless certification by a Tennessee registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood at any point within Williamson County, Tennessee. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles.
- (2) New construction and substantial improvements of buildings, where permitted, shall comply with all applicable flood hazard reduction provisions of [Section 13.05:\(J\): Provisions for Flood Hazard Reduction](#).

(M) STANDARDS FOR STREAMS WITHOUT ESTABLISHED BASE FLOOD ELEVATIONS AND FLOODWAYS (A ZONES)

Located within or adjacent to the Special Flood Hazard Areas established in [Section 13.05:\(C\): Basis for Establishing the Areas of Flood Hazard](#), where streams exist, but no base flood data has been provided and where a Floodway has not been delineated, the following provisions shall apply:

- (1)** The Administrator shall obtain, review, and reasonably utilize any Base Flood Elevation and floodway data available from any Federal, State, or other sources, including data developed as a result of these regulations (see (2) below), as criteria for requiring that new construction, substantial improvements, or other development in approximate A Zones meet the requirements of [Section 13.05:\(J\): Provisions for Flood Hazard Reduction](#).
- (2)** Require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals Base Flood Elevation data.
- (3)** Within or adjacent to approximate A Zones, where Base Flood Elevations have not been established and where such data is not available from other sources, require the lowest floor of a building to be elevated or floodproofed to a level of at least three (3) feet above the highest adjacent grade, as defined by this Ordinance. All applicable data including elevations or floodproofing certifications shall be recorded as set forth in [Section 13.05:\(I\): Permit Procedures](#). Openings sufficient to facilitate automatic equalization of hydrostatic flood forces on exterior walls shall be provided in accordance with the standards of [Section 13.05:\(J\)\(3\): Specific Standards](#).
- (4)** Within or adjacent to approximate A Zones, where Base Flood Elevations have not been established and where such data is not available from other sources, no encroachments, including structures or fill material, shall be located within an area equal to the width of the stream or 20 feet, whichever is greater, measured from the top of the stream bank, unless certification by a Tennessee registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood at any point within Williamson County, Tennessee. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles.
- (5)** New construction and substantial improvements of buildings, where permitted, shall comply with all applicable flood hazard reduction provisions of [Section 13.05:\(J\): Provisions for Flood Hazard Reduction](#). Within approximate A Zones, require that those subsections of [Section 13.05:\(J\)\(3\): Specific Standards](#) dealing with the alteration or relocation of a watercourse, assuring watercourse carrying capacities are maintained and manufactured homes provisions are complied with as required.

(N) STANDARDS FOR AREAS OF SHALLOW FLOODING (AO AND AH ZONES)

Located within or adjacent to the Special Flood Hazard Areas established in [Section 13.05:\(C\): Basis for Establishing the Areas of Flood Hazard](#), are areas designated as shallow flooding areas. These areas have special flood hazards associated with base flood depths of one to three feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate; therefore, the following provisions, in addition to those set forth in [Section 13.05:\(J\): Provisions for Flood Hazard Reduction](#), apply:

- (1) All new construction and substantial improvements of residential and nonresidential buildings shall have the lowest floor, including basement, elevated to at least one foot above as many feet as the depth number specified on the FIRM's, in feet, above the highest adjacent grade. If no flood depth number is specified on the FIRM, the lowest floor, including basement, shall be elevated to at least three feet above the highest adjacent grade. Openings sufficient to facilitate automatic equalization of hydrostatic flood forces on exterior walls shall be provided in accordance with standards of [Section 13.05:\(J\)\(3\): Specific Standards](#).
- (2) All new construction and substantial improvements of nonresidential buildings may be floodproofed in lieu of elevation. The structure together with attendant utility and sanitary facilities must be floodproofed and designed watertight to be completely floodproofed to at least one foot above the flood depth number specified on the FIRM, with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. If no depth number is specified on the FIRM, the structure shall be floodproofed to at least three feet above the highest adjacent grade. A Tennessee registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this Ordinance and shall provide such certification to the Administrator as set forth above and as required in accordance with [Section 13.05:\(I\): Permit Procedures](#).
- (3) Adequate drainage paths shall be provided around slopes to guide floodwaters around and away from proposed structures.

(O) STANDARDS FOR AREAS PROTECTED BY FLOOD PROTECTION SYSTEM (A-99 ZONES)

Located within or adjacent to the Areas of Special Flood Hazard established in [Section 13.05:\(C\): Basis for Establishing the Areas of Flood Hazard](#), are areas of the 100-year floodplain protected by a flood protection system but where Base Flood Elevations have not been determined. Within these areas (A-99 Zones) all provisions of [Section 13.05:\(I\): Permit Procedures](#) and [Section 13.05:\(J\): Provisions for Flood Hazard Reduction](#) shall apply.

(P) STANDARDS FOR UNMAPPED STREAMS

Located within Williamson County, Tennessee, are unmapped streams where areas of special flood hazard are neither indicated nor identified. Adjacent to such streams, the following provisions shall apply:

- (1) No encroachments including fill material or other development including structures shall be located within an area of at least equal to twice the width of the stream, measured from the top of each stream bank, unless certification by a Tennessee registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood at any point within Williamson County, Tennessee.
- (2) When a new flood hazard risk zone, and Base Flood Elevation and floodway data is available, new construction and substantial improvements shall meet the standards established in accordance with [Section 13.05:\(I\): Permit Procedures](#) and [Section 13.05:\(J\): Provisions for Flood Hazard Reduction](#).

Section 13.06: Wetland Protection Standards

(A) APPLICABILITY

This Section shall apply to any land-disturbing activity on properties that contain wetlands, and to all new development and subdivisions.

(B) WETLANDS DELINEATION

(1) Mapped Wetlands

- a) The U.S. Fish and Wildlife Services' *National Wetlands Inventory Map* shall be used to determine the general location and types of wetlands in the County.
- b) Where a wetland is shown to exist, the applicant shall be responsible for having a qualified person, with demonstrated expertise in the field, delineate all wetland areas.

(2) Unmapped/Disputed Wetlands

If a wetland has not been mapped, or its boundaries are not clearly established, or if either the County or applicant dispute the boundaries, the applicant shall retain a qualified person with demonstrated expertise in the field to delineate the boundaries of the wetland. The applicant shall use *The Corps of Engineers Wetlands Delineation Manual*, Technical Report Y-87-1 (January 1987, or as amended), as a guideline and reference for the wetland boundary determination.

(C) PROTECTION STANDARDS

For properties that contain wetland features, as defined by this Ordinance, the following standards shall apply:

- (1) Where open space is required as part of a development and where applicable State and Federal agencies find that there are jurisdictional wetlands that require protection on a site, such wetlands shall be preserved in their natural state as permanently protected open space subject to [Article 14: Open Space Set-Aside Standards](#). No uses or improvements, other than those permitted herein, shall be permitted in any of these areas preserved as part of the open space.
- (2) Where open space is not required as part of a development and where applicable State or Federal agencies find that there are jurisdictional wetlands that require protection on a site, wetlands may be located on individual lots and shall be preserved in their natural state.

(D) ALLOWED USES AND ACTIVITIES

The following uses are allowed in wetlands provided the applicant applies for and receives all necessary approvals from applicable State and Federal agencies.

- (1) The construction and maintenance of noncommercial catwalks, fences, duckblinds, wildlife management shelters, footbridges, observation decks and shelters and other similar structures, provided that such structures are constructed on pilings so as to preserve the natural contour of the wetlands;
- (2) Noncommercial outdoor recreational activities, including hiking, boating, trapping, hunting, fishing, horseback riding, swimming, provided that no structure shall be constructed;
- (3) Other outdoor recreational activities, provided they do not impair the natural functions or alter the natural contour of the wetlands;
- (4) Grazing, haying, and cultivating and harvesting agricultural, forestry or horticultural products;
- (5) Conservation, repletion, and research activities;
- (6) The normal maintenance and repair of, or addition to, presently existing roads, highways, railroad beds, or facilities abutting on or crossing wetlands, provided that no waterway is altered and no additional wetlands are covered; and
- (7) Governmental activity in wetlands owned or leased by the State or a political subdivision thereof.

(E) COMPLIANCE WITH APPLICABLE FEDERAL WETLANDS LAWS OR REGULATIONS

(1) Prohibited Activities

No person shall engage in any activity that will disturb, remove, fill, drain, dredge, clear, destroy, or alter any area, including vegetation, within a jurisdictional wetland, except as may be expressly allowed under applicable Federal laws or regulations. However, notwithstanding any contrary Federal law or regulations, draining any wetland that falls in the jurisdiction of the federal government and its agencies is prohibited.

(2) Federal Approvals Prerequisite to County Approval

The County will not grant final approval to any land disturbing activity, development, or subdivision for a site that includes a jurisdictional wetland until the applicant demonstrates that all necessary Federal approvals and permits have been obtained.

(3) Mitigation Plans

If wetlands are to be mitigated, a letter from the U.S. Army Corps of Engineers or any other State or Federal agency that may accept a mitigation plan is required prior to the issuance of any County permits. The County will not take responsibility for the mitigation project, even within areas to be accepted by the County upon final acceptance of all improvements.

Section 13.07: Woodland and Tree Protection Standards³⁹

(A) APPLICABILITY (NEW)

The standards of this Section shall apply to all development in the County, unless it is exempted in accordance with [Section 13.07:\(B\): Exemptions](#).

- (1)** Removal of existing vegetation shall not occur on a proposed development site until such time as the development has been approved.
- (2)** In the event vegetation requiring protection pursuant to this Section is removed from a site within three years prior to application for a development, such development shall be subject to the revegetation requirements of [Section 13.07:\(C\)\(2\)f\): Removal of Protected Tree Canopy](#).

(B) EXEMPTIONS

The following development activities and types of vegetation are exempt from the standards of this Section:

- (1)** Development in the A, NC, and NCMH districts is exempt from [Section 13.07:\(C\)\(2\)b\): Existing Tree Canopy Retention Standards](#).
- (2)** Development in the AP district is exempt from this Section for the purposes of protecting the approach zones referenced in [Section 11.03:\(C\)\(10\): Airport, Landing Strip, and Heliport, Public](#).
- (3)** The removal of dead or naturally fallen trees or vegetation.
- (4)** The selective and limited removal of trees or vegetation necessary to obtain clear visibility at driveways or intersections, or for the purpose of performing necessary field survey work.
- (5)** The removal of vegetation in accordance with a development plan approved prior to the effective date of this Ordinance.
- (6)** Minor traditional subdivisions as defined in this Ordinance.

³⁹ This Section replaces the current Section 7112. Instead of specifying a different level of protection of mature woodlands versus young woodlands, the approach presented here requires protection of the overall canopy.

- (7)** Single family dwellings located on:
 - a)** Parcels of record within conservation subdivisions as defined in this Ordinance;
 - b)** Parcels of record that were not created as part of a major traditional subdivision as defined in this Ordinance; or
 - c)** Parcels of record in existence prior to the effective date of this Ordinance.
- (8)** The actions of public and private utility companies within their utility easements.
- (9)** Any agricultural use as defined in this Ordinance.
- (10)** Removal of trees listed in the current edition of *Invasive Exotic Pest Plants*, published by the Tennessee Exotic Pest Plant Council.

(C) TREE CANOPY PROTECTION STANDARDS

(1) Existing Tree Canopy Defined

For the purposes of this Section, "existing tree canopy" shall mean a contiguous area of 10,000 square feet or greater which consists of the crowns of healthy self-supporting trees with a diameter at breast height (DBH) of three inches or greater.

(2) Retention of Existing Tree Canopy

a) Tree Inventory Required

Prior to beginning any tree clearing, development work, or land disturbing activity, the applicant shall prepare and submit an inventory of trees on the parcel, subject to the following requirements:

i) General

- A.** The tree inventory shall be prepared at the same scale as a Site Plan and shall identify the existing tree canopy as defined herein.
- B.** The inventory shall depict all areas of existing tree canopy that are to be retained in accordance with this Section.

ii) Professionally Prepared

All tree inventories shall be prepared by a licensed landscape architect, surveyor, arborist, registered forester, or engineer registered in the State and shall have an accuracy of plus or minus three feet.

iii) Use of Aerial Photo for Developments Larger Than Ten Acres

For a parcel or site that is greater than 10 acres, an aerial photograph, or a print of equal quality, may be substituted for the inventory if it provides essentially the same information as the tree survey. Said aerial photography or print shall be no older than the most recent aerial photography maintained by the County.

b) Existing Tree Canopy Retention Standards

- i)** [Table 13.07-1: Tree Canopy Retention Standards](#), establishes the percentage of "existing tree canopy" on a development site that shall be retained and protected, based on the amount of "existing tree canopy" on the site.

TABLE 13.07-I: TREE CANOPY RETENTION STANDARDS	
EXISTING TREE CANOPY COVER (AS A PERCENT OF THE TOTAL SITE SIZE)	MINIMUM PERCENTAGE OF EXISTING TREE CANOPY THAT SHALL BE RETAINED (AS A PERCENT OF THE TOTAL PRE-DEVELOPMENT TREE CANOPY COVER)
91%-100%	48%
81%-90%	51%
71%-80%	54%
61%-70%	57%
51%-60%	60%
41%-50%	63%
31%-40%	66%
21%-30%	69%
11%-20%	72%
10% or less	75%

c) Protection Standards

For properties that contain Existing Tree Canopy as defined by this Ordinance, the following shall apply:

- i) Where open space is required as part of a development, any existing tree canopy required to be retained in accordance with [Table 13.07-I](#) shall be preserved, in its natural state, as part of an open space set-aside, subject to [Article 14: Open Space Set-Aside Standards](#).
- ii) Where open space is not required as part of a development, any existing tree canopy required to be retained in accordance with [Table 13.07-I](#) may be located on individual lots provided that such canopy is not located within the building envelope or areas subject to land disturbing activities.

d) Tree Protection during Construction

- i) During development, the applicant shall be responsible for the erection of any and all barriers necessary to protect any existing or installed vegetation from damage both during and after construction.
- ii) All trees or tree canopy areas that are to be protected in accordance with this Section shall be protected during construction with the use of tree fencing.
- iii) Trees that are to be protected shall be fenced with a sturdy and visible fence before grading or other development activity begins. Fencing shall be erected no closer than one linear foot to the tree's drip line. The Planning Director shall consider the existing site conditions in determining the exact location of tree protection fencing. Areas located inside of tree protection fencing are considered as "tree save areas".
- iv) All fencing required by this Subsection shall be a minimum four feet high and of durable construction (i.e., chain link or wooden post with 2x4 wire mesh). Passive forms of tree protection (e.g., continuous rope or durable taping with a minimum width of four inches) may be utilized to delineate tree save areas that are remote from areas of land disturbance.

- v) Signs shall be installed on the tree protection fence visible on all sides of the fenced-in area at a rate of at least one for every 150 linear feet. The size of each sign must be a minimum of two feet by two feet and shall contain the following language: “TREE PROTECTION ZONE: KEEP OUT.”
- vi) The removal of trees adjacent to tree protection zones can cause inadvertent damage to the protected trees. Prior to clearing activities, trenches with a minimum width of one-and-one-half inches and a minimum depth of 12 inches shall be cut along the limits of land disturbance, so as to cut, rather than tear tree roots.
- vii) No construction, grading, equipment or material storage, or any other activity shall be allowed within the fenced area. Fencing shall be maintained until after the final site inspection.

e) Credit Towards Open Space and Landscaping Requirements

Existing Tree Canopy retained in accordance with this Section may be credited toward the requirements of [Article 15: Landscaping and Bufferyards](#).

f) Removal of Protected Tree Canopy

In cases where tree clearing, development work, land disturbance as part of construction, or intentional damage to trees occurs in violation of the standards of this Section, the following shall apply:

- i) Replanting shall be required at a rate of 80 trees for each acre disturbed or an inch-by-inch caliper replacement.
- ii) Replacement trees shall have a minimum DBH of three inches at the time planted.
- iii) Replacement trees shall be maintained through an establishment period of at least three years. If the replacement trees do not survive the establishment period, the applicant shall purchase and install new replacement trees, and the establishment period shall reset.

Section 13.08: Historic and Cultural Resource Protection Standards⁴⁰

(A) APPLICABILITY

The standards of this Section shall apply to new development on parcels that:

- (1) Contain any structure or site listed on the National Register of Historic Places.
- (2) Contain historic, dry-laid stonewalls, cemeteries, archaeological sites, or vestiges of early human habitation.

(B) PROTECTION STANDARDS ON SITES CONTAINING HISTORIC STRUCTURES

Proposed developments that include a historic site with a historic structure shall be subject to the following standards:

(1) Residential Developments

Historic structures located on properties proposed for residential development shall either:

- a) Be placed into open space to be commonly owned by the Homeowner’s Association; or

⁴⁰ This Section replaces the current Section 7120.

- b) Be placed on an individual lot provided that such lot has a minimum lot area of five acres or three times the size of the largest lot within the development, whichever is greater, with a maximum required lot area of 15 acres. Nothing in this provision shall preclude an applicant from exceeding these maximum lot size requirements.

(2) Nonresidential Developments

Historic structures located on properties proposed for nonresidential development shall either:

- a) Be subdivided from the remaining development parcel into an individual lot meeting the requirements of [Section 13.08:\(B\)\(1\)b](#) above. Where the existing parcel being developed is less than 5 acres in size, the minimum lot area shall be no less than 1/3 the size of the parcel being developed or the minimum lot area required in the applicable zoning district, whichever is greater; or
- b) Be incorporated into the development, in which case the following standards should apply:
 - i) The historic structure should be incorporated into the nonresidential development in a way that retains and preserves its historic character;
 - ii) Every precaution should be taken to avoid the alteration of the structure's historic features and architectural details;
 - iii) The character of new buildings should blend in and not contrast with the historic structure;
 - iv) New buildings and/or additions thereto should be compatible to the size, height, and proportion of the historic structure;
 - v) New buildings and/or additions thereto should be reflective of the architectural and spatial character of the historic structure in regards to massing, form, and scale;
 - vi) When a historic structure is located within 500 feet of an existing or proposed public roadway, the following minimum setback requirements for any new building and/or additions thereto shall apply:
 - A. The new building or addition shall not be located in front of the historic structure;
 - B. When located to the side and in the front yard of the historic structure, the new building or addition shall not be located within 100 feet of the centerline of the historic structure extending perpendicular to the public roadway; and⁴¹
 - C. When located to either the side or rear of the historic structure, the new building or addition shall not be located within 50 feet of the historic structure.
 - vii) When a historic structure is located a distance greater than 500 feet from an existing or proposed public roadway, the minimum setbacks from the historic structure shall be 50 feet; and
 - viii) In cases where the historic structure abuts two streets, the standards of [Section 13.08:\(B\)\(2\)b](#) above shall only apply to the roadway to which the structure's front façade is oriented.

(C) PROTECTION STANDARDS ON SITES THAT CONTAIN OTHER STRUCTURES OF HISTORIC SIGNIFICANCE

Proposed developments that include a historic site with those items in [Section 13.08:\(A\)\(2\)](#) above shall be subject to the following standards:

⁴¹ We will add an illustration for this standard.

- (1)** Where open space is required as part of a development, all historic sites shall be preserved as part of an open space set-aside, subject to [Article 14: Open Space Set-Aside Standards](#); or
- (2)** Where open space is not required as part of a development, all historic sites may be located on individual lots, located outside the building envelope, and shall be preserved.
- (3)** No new building or addition shall be located within 25 feet of the structure of historic significance.

Article 14: Open Space Set-Aside Standards

Section 14.01: Purpose

This Section addresses the character and design of those portions of a development that are not occupied by platted lots or streets and that are reserved for parks, trails, landscaping, and other open space uses. The standards of this Section apply regardless of whether or not the land involved will be dedicated to the County, and regardless of whether or not such open space will be open to the public or other residents of the development. This Section also establishes ownership and minimum maintenance standards for homeowner associations, property owner associations, and nonresidential property owners related to open space set-asides.

Section 14.02: Applicability

The provisions of this Article shall apply to all development types listed in [Table 14.03-I: Open Space Set-Aside](#).

Section 14.03: General Standards

(A) AMOUNT OF OPEN SPACE REQUIRED

Development shall provide at least the minimum amount of open space identified in [Table 14.03-I: Open Space Set-Aside](#).

TABLE 14.03-I: OPEN SPACE SET-ASIDE	
DISTRICT AND TYPE OF USE	MINIMUM PERCENTAGE OF GROSS SITE AREA DESIGNATED AS OPEN SPACE
A DISTRICT	
All Use Types	None
RD-5 AND RP-5 DISTRICTS	
Conservation Subdivisions	60%
Major Traditional Subdivisions	30%
Nonresidential Uses	60%
RD-1, RP-1, AND SIC DISTRICTS	
Conservation Subdivisions	50%
Major Traditional Subdivisions	25%
Multi-Family Dwellings	50%
Nonresidential Uses	50%
V AND H DISTRICT	
Major Traditional Subdivisions	20%
Multi-Family Dwellings	40%
Nonresidential Uses	40%
Residential Institutional (9 or more)	40%
Retirement Communities	40%
MGA DISTRICT	
Major Traditional Subdivisions	30%
Nonresidential Uses	60%

TABLE 14.03-I: OPEN SPACE SET-ASIDE	
DISTRICT AND TYPE OF USE	MINIMUM PERCENTAGE OF GROSS SITE AREA DESIGNATED AS OPEN SPACE
NC AND NCMH DISTRICTS	
Major Traditional Subdivisions	25%
Mobile Home Parks	50%
Nonresidential Uses	50%
840C DISTRICT	
Congregate Assisted Living Centers and Congregate Independent Living Centers	50%
Conservation Subdivisions	50%
Major Traditional Subdivisions	25%
Multi-Family Dwellings	50%
Nonresidential Uses	50%
Residential Institutional (9 or more)	40%
Retirement Communities	40%
Skilled Nursing Facilities	50%
AP DISTRICT	
Nonresidential uses	Based on the Underlying Zoning District

(B) REQUIRED AREAS TO BE PLACED IN OPEN SPACE

The following shall be required to be part of the preserved open space when open space is required:

- (1) Resource protection areas (See [Article 13: Resource Protection Standards.](#));
- (2) Required landscaping (See [Article 15: Landscaping and Bufferyards.](#)); and
- (3) Storm water management systems and facilities as required by the Williamson County Storm Water Management Regulations.

(C) PERMITTED USES IN OPEN SPACE

In addition to those items listed in [Section 14.03:\(B\): Required Areas to be placed in Open Space](#), the following uses may be permitted in required open space:

- (1) Passive recreational uses, as defined by this Ordinance;
- (2) Active recreational uses associated with uses within the Residential use Classification in [Table 11.01-I: Table of Allowed Uses](#);
- (3) Gardens and the raising of agricultural crops;
- (4) Picnic areas and associated shelters; and
- (5) Natural areas.

Section 14.04: Design Standards for Open Space Set-Asides

Land set-aside as open space shall comply with the following standards:

- (A) All areas of open space shall be accessible to residents or users of the development by providing at least 15 feet of frontage on a public road, or in the case of a nonresidential development, 15 feet of frontage on an internal access drive;
- (B) Areas of open space in residential subdivisions (of any type) shall be no less than 10,000 square feet in size;⁴²
- (C) Where appropriate, open space should be arranged in order to provide connections to existing or future open space areas on adjoining parcels; and
- (D) Wherever feasible, areas of open space should be contiguous, thereby eliminating small, isolated pockets of open space.

Section 14.05: Protection and Maintenance

(A) DEDICATED TO HOMEOWNERS' OR PROPERTY OWNERS' ASSOCIATION

For residential development consisting of two or more lots, all open space set-aside areas shall be owned jointly or in common by the owners of the development through a recognized homeowners' or property owners' association. Such associations shall be subject to the requirements of Section 16.06: [Homeowners' and Property Owners' Association Standards](#), and the following:

(1) Review of Document Creating Association

As part of the review of the association's documents, the County Attorney shall review all documents governing ownership, maintenance, and use restrictions for the open space set-aside, including a legal description of such areas to ensure full compliance with the requirements of this Article.

(2) Property Owner Responsibility

The property owner or applicant shall establish the association and provide written proof of the same prior to recordation of the first final plat of subdivision.

(B) RETAINED ON PRIVATE LOTS

All required open space set-aside areas maintained on individual building lots shall be protected as open space through the use of an easement prohibiting future development of open space, except in accordance with this Section. Such open space shall be clearly marked on any Site Plan and on any Preliminary and Final Plats for subdivisions. Any required open space areas subject to an open space easement shall be credited against any open space set-aside required.

(C) DEDICATION OF OPEN SPACE TO OTHERS

(1) Dedication to a Non-profit Organization or Similar Entity

The property owner or applicant may propose that certain lands designated as open space set-aside areas, such as wetlands, floodplains, or other natural areas, be dedicated to a non-profit organization or a similar entity in perpetuity who shall be responsible for managing the open space. To ensure adequate management of the open space set-aside, such a dedication shall be reviewed by the County Attorney as part of the development review process.

⁴² We have added a reference to residential subdivisions in this section so as to avoid a requirement that landscaping areas in commercial open space areas would have to be a minimum of 10,000 square feet per discussions with staff.

(2) Dedication to the County or Other Governmental Entity

The homeowners' or property owners' association may propose that certain lands designated as common space or open space set-aside areas, such as wetlands, floodplains, or other natural areas, be dedicated to the County or other governmental entity in perpetuity who shall be responsible for managing the open space or common space. To ensure adequate management of the open space set-aside, such a dedication shall be reviewed by the County Attorney and may require a revision to the Site Plan, in addition to any amendments required by the Subdivision Regulations. An offer of dedication of any common space or open space, regardless of the type of resources or amenities placed thereon, shall not become the responsibility of the County or other governmental entity unless the dedication is formally accepted by the County or other governmental entity by its governing body. Nothing in this Section requires the County or other governmental entity to accept said offer of dedication.

Article 15: Landscaping and Bufferyards

Section 15.01: Purpose (New)

It is the purpose of this Article to promote and protect the public health, safety, and general welfare by providing for the planting, maintenance, and retention of trees, shrubs and other plants within the County. The intent of this Article is to promote this purpose by:

- (A) Ensuring and encouraging the planting, maintenance, and survival of trees, shrubs and other plants;
- (B) Mitigating soil erosion and sedimentation;
- (C) Reducing storm water runoff and the costs associated therewith;
- (D) Preserving and protecting the water table and surface waters;
- (E) Restoring soils and land denuded as a result of construction and grading;
- (F) Protecting and enhancing property values and aesthetic qualities; and
- (G) Providing visual screening, where appropriate.

Section 15.02: Applicability

(A) GENERAL

Except where otherwise exempted by this Section, the provisions of this Article shall apply to all development of land in the County that is subject to the Williamson County Subdivision Regulations or a Major or Minor Site Plan.

(B) EXEMPTIONS

The following shall be exempt from the provisions of this Article:

- (1) Single-family dwellings on parcels of record;
- (2) Mobile homes on individual lots;
- (3) Institutional single-family homes (1-8 residents);
- (4) Residential institutional (1-8 residents);
- (5) Minor traditional subdivisions; and
- (6) Except as provided in [Section 15.04: Parking Area Landscaping](#), additions or expansions of uses shall only be required to meet the standards of this Article for those portions of the site affected by the addition or expansion.

Section 15.03: General Provisions (Revised Division 7300)

(A) LANDSCAPE PLAN REQUIRED

- (1) When a development is subject to the provisions of this Article, a landscaping plan shall be submitted with an application for a Minor or Major Site Plan, or an application for a Final Plat for a major traditional or conservation subdivision.
- (2) The landscaping plan shall demonstrate how the development will comply with the provisions of this Article, and shall include, at a minimum, the location, size, spacing, species, form, and quality of all existing and proposed materials intended to fulfill the requirements of this Article. The landscaping plan shall also illustrate topography, the location of all utilities, and any proposed underground sprinkler system or hose bib attachments.

(B) PLANTING STANDARDS

All plants utilized in the fulfillment of the requirements of this Article shall meet the following requirements:

- (1)** Plants installed shall meet the standards for size, form, and quality set out in the American Standard for Nursery Stock (ANSI Z60.1, latest edition); and
- (2)** Vegetation shall comply with the minimum size requirements established in Table 15.03-1: Minimum Size Requirements for Vegetation.

TABLE 15.03-1: MINIMUM SIZE REQUIREMENTS FOR VEGETATION	
VEGETATION TYPE	MINIMUM SIZE REQUIREMENT
Canopy Trees	3-inch DBH
Understory Trees	2-inch caliper
Evergreen Trees	6 feet in height when planted
Shrubs	3 feet in height when planted

(C) NATIVE AND DROUGHT-TOLERANT VEGETATION

At least 40 percent of all landscaping or bufferyard vegetation shall consist of native and/or drought-tolerant vegetation. A list of acceptable plant materials is maintained by the Community Development Department.

(D) SPECIES DIVERSITY

To curtail the spread of disease or insect infestation in a plant species, new plantings shall comply with the standards of [Table 15.03-2: Species Diversity](#).

TABLE 15.03-2: SPECIES DIVERSITY	
NUMBER OF TREES REQUIRED ON SITE	MAXIMUM PERCENTAGE OF TREES THAT MAY BE OF A SINGLE SPECIES
1-19	50%
20-39	33%
40 or more	25%

(E) EXISTING VEGETATION

Existing healthy, well-formed canopy and understory trees, as well as healthy shrubs, shall be credited toward the requirements of this Article, provided the vegetation is protected before and during development of the site and maintained thereafter in a healthy growing condition.

(F) USE OF BUFFER AREAS

- (1)** A buffer area may be used for passive recreational uses. It may contain trails provided that:
 - a)** There is no reduction in the required plant materials;
 - b)** The maximum width of the trail shall be 20 percent of the width of the required buffer;
 - c)** All other regulations of the Ordinance are met; and
 - d)** Where trails connect to any public rights-of-way, the trails shall comply with all applicable State and Federal laws and regulations, including but not limited to the Americans with Disabilities Act.
- (2)** Swimming pools, tennis courts, sports fields, golf courses, or other such uses shall not be permitted in any required buffer area.

- (3) Signs may be located in the required streetscape landscaping area (See [Section 18.06: General Sign Regulations](#)).

Section 15.04: Parking Area Landscaping

This Section establishes the minimum standards by which parking areas will be screened from adjacent public streets or from adjacent properties. In addition, this Section delineates standards for landscaping within the interior of parking areas.

(A) PERIMETER PARKING AREA LANDSCAPING REQUIRED

The perimeter parking area landscaping requirements of this Section shall apply to all off-street parking adjacent to a public street or to a lot line where the parking area is larger than 2,000 square feet.

(1) Areas Adjacent to Public Streets

- a) Parking areas adjacent to public streets shall be separated from the edge of the right-of-way by a perimeter landscape strip no less than 15 feet in width, which shall be landscaped per the standards set forth in [Section 15.04:\(A\)\(3\)](#) below.
- b) The public right-of-way and areas reserved for future rights-of-way in compliance with the adopted Major Thoroughfare Plan shall not be used to satisfy the requirements of this Article; and
- c) Perimeter landscape strips shall be continuous and unbroken except for driveways or sidewalks required to access the parking area.

(2) Areas Adjacent to Lot Lines

A perimeter landscaping strip a minimum of 10 feet in width shall separate an access drive or parking area from all adjacent lot lines, which shall be landscaped per the standards set forth in [Section 15.04:\(A\)\(3\)](#) below.

- (3) The following landscaping materials shall be provided within each perimeter landscaping strip:
 - a) A minimum of 10 aggregate caliper inches of canopy and/or understory trees per 100 linear feet or proportional share thereof; and
 - b) A minimum of 10 shrubs per 100 linear feet or proportional share thereof;
 - c) When a fractional number results from the calculations performed in [Section 15.04:\(A\)\(3\)a](#) and [Section 15.04:\(A\)\(3\)b](#) above, the number shall be rounded upward to the nearest whole number.
- (4) Trees and other landscaping required in the perimeter strip shall be maintained to ensure unobstructed visibility pursuant to [Section <>](#).
- (5) Landscaping materials used to comply with this Section may be counted toward the streetscape landscaping requirements and/or the bufferyard landscaping requirements when the perimeter parking area landscaping coincides with the streetscape or bufferyard area.

(B) INTERIOR PARKING AREA LANDSCAPING REQUIRED

Landscaping shall be provided and maintained within the interior of all parking areas, and shall comply with the following standards:

- (1) Landscape islands shall be located at the end of internal parking bays;

- (2) Landscape islands shall be located within interior parking bays with a single row of 40 or more spaces such that no more than 15 spaces shall be located without being interrupted by a landscaped island;
- (3) Landscape islands shall have a minimum size of 135 square feet for single-loaded parking bays and a minimum size of 270 square feet for double-loaded parking bays;
- (4) A minimum of one canopy tree is required for every 15 parking spaces; and
- (5) If an existing tree is to be used to meet the requirements of this Subsection, the landscape island shall be equal in size to the tree's drip line area.

(C) NONCONFORMING PARKING AREAS

When a parking area that is not in conformance with the provisions of this Article is expanded, the following standards shall apply:

- (1) When an existing parking area is expanded by less than 25 percent, only the expanded area must comply with the provisions of this Article;
- (2) When an existing parking area is expanded by 25 percent or more, the entire parking area shall comply with the provisions of this Article; and
- (3) Repeated expansions of a parking area over a period of time commencing with the effective date of this Ordinance shall be combined in determining whether the 25 percent threshold has been reached.

Section 15.05: Streetscape Landscaping Required

Development subject to the requirements of this Article shall provide streetscape landscaping in accordance with the following:




- (A) Residential use types shall use the following landscaping materials within the required streetscape:
 - (1) A minimum of 18 aggregate caliper inches of canopy and/or understory trees per 100 linear feet or proportional share thereof; and
 - (2) A minimum of 14 shrubs per 100 linear feet or proportional share thereof;
 - (3) When a fractional number results from the calculations performed in A(1) and A(2) above, the number shall be rounded upward to the nearest whole number.
- (B) Nonresidential use types shall use the following landscaping materials within the required streetscape:
 - (1) A minimum of 10 aggregate caliper inches of canopy and/or understory trees per 100 linear feet or proportional share thereof; and
 - (2) A minimum of 10 shrubs per 100 linear feet or proportional share thereof;
 - (3) When a fractional number results from the calculations performed in A(1) and A(2) above, the number shall be rounded upward to the nearest whole number.


Section 15.06: Bufferyard Landscaping Required

Development subject to the requirements of this Article shall provide bufferyard landscaping in accordance with the following:

(A) BUFFER TYPES

Table 15.06-1: Buffer Types, describes four different buffering standards in terms of opacity. Where a particular buffer type is required in Table 15.06-2: Required Buffer Area, the requirements may be met with the combination of minimum buffer width and planting requirements specified under either Option 1, Option 2, or Option 3.

TABLE 15.06-1: BUFFER TYPES			
BUFFER TYPE AND CONFIGURATION	MINIMUM SCREENING REQUIREMENTS PER 100 LINEAR FEET		
	OPTION 1: MINIMUM WIDTH 35 FEET	OPTION 2: MINIMUM WIDTH 25 FEET	OPTION 3: MINIMUM WIDTH 15 FEET
A. Basic: The perimeter buffer functions as a basic edge demarcating individual properties with a slight visual obstruction.			
	9 ACI* of canopy and/or understory trees	12 ACI* of canopy and/or understory trees	15 ACI* of canopy and/or understory trees + 3 evergreens
B. Aesthetic: This perimeter buffer functions as an intermittent visual obstruction, and creates the impression of spatial separation without eliminating visual contact between uses.			
	12 ACI* of canopy and/or understory trees + 12 shrubs + 3 evergreens	15 ACI* of canopy and/or understory trees + 15 shrubs + 5 evergreens	18 ACI* of canopy and/or understory trees + 18 shrubs + 7 evergreens
C. Semi-Opaque: This perimeter buffer functions as a semi-opaque screen.			
	15 ACI* of canopy and/or understory trees + 25 shrubs + 7 evergreens	18 ACI* of canopy and/or understory trees + 30 shrubs + 7 evergreens	21 ACI* of canopy and/or understory trees + 35 shrubs + 7 evergreens
D. Opaque: This perimeter buffer functions as an opaque screen and prevents visual contact between uses and creates a strong impression of total separation.			

	24 ACI* of canopy and/or understory trees + 40 shrubs + 8 evergreens	30 ACI* of canopy and/or understory trees + 50 shrubs + 10 evergreens	No Option
* ACI = Aggregate Caliper Inches			

(B) REQUIRED BUFFERS

Table 15.06-2: Required Buffer Area, specifies the type of perimeter landscape buffer that a new development shall provide between it and adjacent properties, based on the use of the development site and that of adjacent properties. The buffer type is indicated by a letter corresponding to one of the four buffer types depicted in Table 15.06-1: Buffer Types.

TABLE 15.06-2: REQUIRED BUFFER AREA									
ADJACENT TO:	VACANT PARCEL	AGRICULTURAL USE CATEGORY	AGRICULTURAL SUPPORT AND SERVICES USE CATEGORY	RESIDENTIAL USE CLASSIFICATION EXCEPT CONSERVATION SUBDIVISIONS AND TRADITIONAL SUBDIVISIONS-MAJOR	CONSERVATION SUBDIVISIONS	TRADITIONAL SUBDIVISIONS-MAJOR	PUBLIC AND INSTITUTIONAL USE CLASSIFICATION	COMMERCIAL USE CLASSIFICATION	INDUSTRIAL USE CLASSIFICATION
PROPOSED USE:									
Agricultural Use Category	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Agricultural Support and Services Use Category	A	A	N/A	C	C	C	B	N/A	N/A
Residential Use Classification except Conservation Subdivisions and Traditional Subdivisions-Major	A	B	B	N/A	C	C	B	B	B
Conservation Subdivisions	A	N/A	A	A	N/A	C	B	B	B
Traditional Subdivisions-Major	A	N/A	A	A	B	N/A	B	B	B
Public and Institutional Use Classification	A	A	B	C	C	C	N/A	B	B
Commercial Use Classification	A	B	B	C	D	D	B	N/A	B
Industrial Use Classification	A	C	C	D	D	D	C	C	N/A

Article 16: Performance Standards⁴³

Section 16.01: Purpose

The purpose of this Article is to address the potential detrimental impacts associated with noise, lighting, and the outdoor storage of goods and materials. Additionally, this Article establishes the standards for the applicability and formation of Homeowners' Associations.

Section 16.02: Noise Standards

(A) APPLICABILITY

The standards of this Section shall apply to the following:

- (1) All use types within the Industrial Use Classification;
- (2) All use types in the Agricultural Support and Services Use Category;
- (3) All use types in the Animal Care Use Category;
- (4) All use types in the Conference or Training Center Use Category;
- (5) All outdoor use types within the Recreational and Athletic Facilities Use Category; and
- (6) Residential businesses.

(B) GENERAL STANDARDS

Noises associated with the uses outlined in [Section 16.02:\(A\): Applicability](#) above, shall not exceed the standards listed in [Table 16.02-I: Maximum Noise Standards](#), when measured at the property line.

TABLE 16.02-I: MAXIMUM NOISE STANDARDS	
ADJACENT USE TYPE IN AN:	MAXIMUM SOUND LEVEL (IN DECIBELS "DB")
Agricultural Use Classification	55
Residential Use Classification	55
Public and Institutional Use Classification	65
Commercial Use Classification	65
Industrial Use Classification	75

(C) COMPLIANCE WITH THIS SECTION

- (1) At the time of a Site Plan application submitted in accordance with [Article 6: Minor and Major Site Plans](#), the applicant shall be required to provide a description and analysis of the noise environment and construction methods, if any, necessary to comply with the maximum noise levels established in [Table 16.02-I: Maximum Noise Standards](#).
- (2) The Site Plan shall include a note indicating the proposed development will comply with all requirements and limitations of this Section.

⁴³ This entire section is drawn from the current performance standards applied to most industrial uses and other targeted uses in the current Section 4520 (N).

Section 16.03: Outdoor Lighting Standards

(A) APPLICABILITY

The standards of this Section shall apply to all uses listed in [Table 11.01-I: Table of Allowed Uses](#), except:

- (1) Mobile homes;
- (2) Single-Family Dwellings; and
- (3) Street Lighting.

(B) GENERAL STANDARDS

- (1) At the time a Site Plan application is submitted in accordance with [Article 6: Minor and Major Site Plans](#) of this Ordinance, a lighting plan (including an isolux or photometric plan) shall be submitted.
- (2) No flickering or flashing light shall be permitted.
- (3) Light sources or luminaires shall not be located within required bufferyards except for pedestrian-scaled lighting along walkways.
- (4) All lighting shall be directed downward except for low-wattage architectural lighting intended to illuminate structures.
- (5) Exterior lighting shall not shine directly into the yard or windows of adjacent residential uses.
- (6) Light fixtures in excess of 1,000 lumens shall use full cut-off lenses or hoods to prevent glare or spillover onto adjacent parcels and streets.
- (7) No light source in a canopy structure shall extend downward further than the lowest edge of the canopy's ceiling.

(C) EXTERIOR LIGHTING

- (1) All lighting shall be designed and located so that the illumination measured in footcandles at the finished grade shall comply with the standards in [Table 16.03-I](#). The illumination shall take into account changes in finished grade, walls, buildings, and other existing or proposed site conditions.

TABLE 16.03-I: MINIMUM AND MAXIMUM ILLUMINATION VALUES (IN FOOTCANDLES) [1]

USE CLASSIFICATIONS [2]	MINIMUM LIGHT LEVELS IN PARKING LOTS	MAXIMUM AVERAGE ILLUMINATION IN PARKING LOTS	MAXIMUM ILLUMINATION AT PROPERTY LINE	MAXIMUM HEIGHT OF FIXTURE [3]
Agricultural	None	2.0	0.2	30
Residential	0.2	1.0	0.2	20
Public and Institutional	0.2	2.0	0.2	25
Commercial	0.2	2.0	0.2	25
Industrial	0.2	1.0	0.2	30
Temporary Uses	0.2	1.0	0.2	16

NOTES:

[1] These standards do not apply to Wall-mounted lights. See [Section 16.03:\(C\)\(3\): Wall-mounted Lighting](#).

[2] These standards do not apply to following Use Types: Parks and General Open Space; Recreational Athletic Facilities, Outdoor; Stadiums and Arenas; and Stadiums and Arenas Accessory to an Educational Facility.

[3] Height shall be measured from finished grade to the highest part of the fixture or pole assembly.

(2) Uniformity Requirements

In order to maintain uniformity in light levels across parking lots and prevent or minimize dark areas, the ratio of maximum to minimum lighting levels within a given parking lot as measured in footcandles at ground level, shall not exceed ten-to-one (10:1).

(3) Wall-mounted Lighting⁴⁴

- a)** Wall-mounted lights shall be fully shielded luminaires (such as shoebox or can style fixtures) to prevent the light source from being visible from any adjacent residential property or public street right-of-way. Nothing in this Subsection shall prevent the use of decorative lighting fixtures provided that the source of illumination is not visible from adjacent lands used or zoned for residential.
- b)** Wall packs on buildings may be used at entrances to a building to light unsafe areas. They are not intended to draw attention to the building or provide general building or site lighting. Wall packs on the exterior of the building shall be fully shielded (true cut-off type-bulb or light source not visible from off-site) to direct the light downward and shall not exceed 1,500 lumens.

(4) Floodlights and Spotlights

- a)** Floodlights and spotlights shall be located, aimed, and shielded so that direct illumination is focused exclusively on a portion of the building façade or other intended site feature and away from adjoining lands or rights-of-way. On-site lighting may be used to accent architectural elements of buildings.
- b)** Such lighting shall be installed in a fixture that is shielded so that no portion of the light bulb extends below the bottom edge or above the top edge of the shield, and the main beam from the light source is not visible from adjacent lands or adjacent rights-of-way. Floodlights or other type of lighting attached to light poles that illuminate the site or building are prohibited.

(5) Exterior Lighting for Specified Outdoor Recreational Uses

Lighting for the following use types: Parks and General Open Space; Recreational Athletic Facilities, Outdoor; Stadiums and Arenas; and Stadiums and Arenas Accessory to an Educational Facility; shall comply with the following standards:

- a)** All lighting fixtures shall be equipped with a glare control package (e.g., louvers, shields, or similar devices), and the fixtures shall be aimed so that their beams are directed and fall within the primary playing or performance area;
- b)** The maximum permitted illumination at the interior property line shall not exceed 2.0 footcandles; and
- c)** The hours of operation for the lighting system for any game or event shall not exceed one hour after the end of the game or event.

(6) Sign Lighting

Lighting fixtures illuminating signs shall comply with the standards of this Subsection, and such fixtures shall be aimed and shielded so that direct illumination is focused exclusively on the sign face.

⁴⁴ We are putting together a new illustration of appropriate wall-mounted lighting fixtures.

Section 16.04: Outdoor Display and Sales

- (A) Outdoor display and sales may be allowed in conjunction with all use types within the Retail Sales and Service Use Category. Uses classified as Automotive and Machinery Rental or Sales are exempted from the standards of this Section.
- (B) All outdoor display/sales areas shall be clearly delineated on the proposed site plan.
- (C) All outdoor display/sales areas shall be located immediately adjacent to the storefront and/or building sides, and not in drive aisles, loading zones, fire lanes, or parking areas.
- (D) Outdoor display/sales areas shall not exceed 50 percent the length of the storefront.
- (E) In the case of a multi-tenant building, the “storefront” shall include the entire frontage of the building façade, meaning that the total amount of display for all tenants combined shall not exceed 50 percent of the aggregate storefront of the total building.
- (F) Where an outdoor display/sales area is adjacent to a drive aisle, loading zone, fire lane, or parking area, at least five feet adjacent to these areas shall be maintained free of obstruction.

Section 16.05: Outdoor Storage

- (A) Outdoor storage may be allowed in conjunction with the following Use Types: Retail Sales and Services, Extensive, Self-Service Storage, Light Industrial Uses, and Heavy Industrial Uses. Uses classified as Automotive and Machinery Repair are exempted from the standards of this Section.
- (B) All outdoor storage areas shall be clearly delineated on the proposed site plan.
- (C) All outdoor storage areas shall be located immediately adjacent to the storefront and/or building sides, and not in drive aisles, loading zones, fire lanes, or parking areas.
- (D) Outdoor storage areas shall be located to the side or rear of the principal structure.
- (E) Goods stored in an outdoor storage area shall be limited to those sold on the premises. Outdoor storage areas shall not be used for displays or sales.
- (F) Each outdoor storage area shall be enclosed by a fence or wall that is at least six feet in height.
- (G) Materials shall be stored no higher than the height of the primary structure.
- (H) No materials shall be stored in areas intended for drive aisles, loading zones, fire lanes, or parking areas.

Section 16.06: Homeowners’ and Property Owners’ Association Standards

Where common open space or common areas are required and/or proposed within a residential development consisting of two or more lots, a homeowners’ or property owners’ association shall be established to permanently maintain all open space and common areas (except as otherwise permitted by Sections 16.06(G) and 16.06(H) below). Such association shall comply with the following:

- (A) The applicant shall file a declaration of covenants and restrictions that will govern the association. Copies of the proposed covenants, articles of incorporation, and bylaws of the homeowners’ or property owners’ association shall be submitted with the application for Final Plat or as part of a Major Site Plan approval. The provisions shall include, but not be limited to, the following:

- (1) The association must be established before any lots are sold;

- (2)** Membership must be mandatory for each property owner and any successive property owner;
 - (3)** The open space and/or common area restrictions must be permanent, not just for a period of years;
 - (4)** The association must be responsible for liability insurance, local taxes, and the maintenance of recreational and other amenities, drainage structures or other facilities pertaining to the open space or common areas; and
 - (5)** Each individual lot is financially responsible on a pro-rata basis for the maintenance of the open space or common areas and any recreational or other amenities through the pro-rata funding of the association. If the association ceases to exist for whatever reason, responsibility for maintenance of open space or common areas shall become that of the individual lot owners on a pro-rata basis.
- (B)** All homeowners' or property owners' associations shall guarantee the maintenance of all open space and common areas within the boundaries of the development for which such association was created.
- (C)** Such covenants shall be recorded with the final subdivision plat. No set of proposed covenants, articles of incorporation, or bylaws of a homeowners' or property owners' association shall permit the abrogation of any duties set forth in this section.
- (D)** The homeowners' or property owners association shall be incorporated and shall remain active permanently. In the event of dissolution of the homeowners' or property owners' association for any reason whether administrative or otherwise, responsibility for maintenance of all common areas shall become that of the individual lot owners within the subdivision on a pro-rata basis, based upon the number of lots within the subdivision, or if the restrictive covenants for the subdivision so provide, any one or more lot owners within the subdivision may re-form the homeowners or property owners' association and assess each lot equally for the amount necessary to maintain said open space. In the event of failure of either of the above remedies the County may, but is not required, after giving proper notice to each property owner, to bring such open space into compliance, and place a lien on all lot owners within the subdivision for their pro-rata share of the cost, plus any administrative fees.
- (E)** In the event of a failure to maintain such open space or common areas, the County may, but is not required to, seek to enforce the homeowners' or property owners' association's non-performance of its obligations and duties (as described in the covenants and provisions) or as may be required by the Tennessee Code Annotated, through an injunction or any other civil remedy. The cost of such enforcement shall be reimbursed by the lot owners, and the County may place a lien on all lot owners within the subdivision for their pro-rata share of the cost, plus any administrative fees.
- (F)** In the event of failure of the association to pay any taxes assessed to the common areas, such taxes shall attach to each lot within the subdivision on a pro-rata basis based on the number of lots within the subdivision.
- (G)** The homeowners' or property owners' association may propose that certain lands designated as common space or open space set-aside areas, such as wetlands, floodplains, or other natural areas, be dedicated to a non-profit organization or a similar entity in perpetuity who shall be responsible for managing the open space or common space. To ensure adequate management of the open space set-aside, such a dedication shall be reviewed by the County Attorney and may require a revision to the Site Plan, in addition to any amendments required by the Subdivision Regulations.

(H) The homeowners' or property owners' association may propose that certain lands designated as common space or open space set-aside areas, such as wetlands, floodplains, or other natural areas, be dedicated to the County or other governmental entity in perpetuity who shall be responsible for managing the open space or common space. To ensure adequate management of the open space set-aside, such a dedication shall be reviewed by the County Attorney and may require a revision to the Site Plan, in addition to any amendments required by the Subdivision Regulations. An offer of dedication of any common space or open space, regardless of the type of resources or amenities placed thereon, shall not become the responsibility of the County or other governmental entity unless the dedication is formally accepted by the County or other governmental entity by its governing body. Nothing in this Section requires the County or other governmental entity to accept said offer of dedication.

Section 16.07: Performance Guarantees

(A) PERFORMANCE AGREEMENT

The Planning Commission may allow an applicant to delay the installation of certain on-site and off-site infrastructure or improvements through the execution of a Performance Agreement with supporting surety, in a form and manner approved by the Planning Commission Attorney and in accordance with the requirements of this Section.

- (1) The applicant shall execute a performance agreement and post the supporting surety within sixty (60) days of approval of a Site Plan by the Planning Commission. Failure to execute the performance agreement or post the surety within 60 days will result in expiration of the approval of the Site Plan.
- (2) The Performance Agreement shall be in the amount of 120 percent of the actual estimated cost of the infrastructure or improvements as determined by the Highway Superintendent, County Engineer or Planning Director.
- (3) The applicant shall submit a letter to the Planning Department in which he agrees to have a registered professional engineer or landscape architect, depending on the type of improvements, involved in the construction phase of the project for the purpose of monitoring construction in order to ensure conformity with approved plans and specifications.
- (4) The period within which required improvements shall be completed shall not exceed one year from the date the Performance Agreement is signed; however, extensions and reductions may be approved by the Planning Commission in accordance with this Section.
- (5) The Performance Agreement shall name the Planning Commission as obligee and shall be satisfactory to the Planning Commission Attorney as to form, sufficiency, and manner of execution. The Performance Agreement shall remain in force in its full face amount until improvements are completed and accepted, when applicable, by the County and its appropriate departments or utility district, as applicable. The Performance Agreement may be reduced as provided in [Section 16.07\(C\): Reduction or Release of Performance Agreement and Surety](#).

(B) SURETY REQUIRED

- (1) A Performance Agreement authorized by the Planning Commission shall be secured by either an irrevocable standby letter of credit with an automatically renewable feature, (often termed as an "evergreen" letter of credit), or a certified check from an approved financial institution. The beneficiary of the surety shall be the Williamson County Regional Planning Commission, the Williamson County Highway Department or the applicable utility district.
- (2) The financial institution shall permit the letter of credit to be presented for collection at a place physically located within Williamson County, Tennessee.

(C) REDUCTION OR RELEASE OF PERFORMANCE AGREEMENT AND SURETY

- (1)** Except for maintenance obligations, which are governed by Section 16.07(D), Maintenance Obligations, the Performance Agreement may be reduced one time by the Planning Commission as provided in [Section 16.07\(A\): Performance Agreement](#).
- (2)** A request for reduction of the surety or release of the Performance Agreement shall be submitted to the Community Development Department. The Planning Commission may release the Performance Agreement, extend the Performance Agreement, or reduce a surety after consultation with the applicable utility district or County departments. In the event the request for release or reduction occurs prior to the expiration of the last term authorized by the Planning Commission, an early review fee, as established in the Administrative Manual, will be assessed to the applicant at the time of the request.
- (3)** Performance Agreements may be extended as determined by the appropriate utility districts or County departments, but such extensions shall not exceed one year. Extensions of Performance Agreements may necessitate an increase in the Performance amount.
- (4)** If the applicant requests extension of any Performance Agreement because of inadequate completion, then an extension fee, as established in the Administrative Manual, shall be assessed to the applicant. If the County requests the extension because it would be in the best interest of the County, then this extension fee shall be waived.
- (5)** Except for maintenance obligations, which are governed by [Section 16.07\(D\): Maintenance Obligations](#), a request for reduction of the surety or release of the Performance Agreement shall not be granted until all of the following have been completed.
 - a)** The applicant has presented a letter to the Community Development Department requesting reduction of the surety, including the percentage amount of completion of the improvement, or release of the Performance Agreement. Such requests shall include a written statement from the engineer or landscape architect employed by the applicant stating that the improvements have been installed in accordance with the approved plans and specifications, or in the case of a request for reduction, specifying the percentage of completion of the improvement. Once such a written statement from the engineer or landscape architect has been received, an inspection by the applicable County department shall be performed at no cost to the applicant.
 - b)** The appropriate County department has submitted a statement to the Community Development Department indicating that the required public improvements and required landscaping have been inspected and satisfactorily completed in accordance with the approved plans, or in the case of a request for reduction, specifying the status or percentage of completion of the improvement.
 - c)** Assurances have been obtained through affidavits, releases, or waivers of liens from all contractors and subcontractors of the filing of public disclaimers, that liens will not be filed against the dedicated land or improvements after they are accepted by the Community Development Department or appropriate County department.
- (6)** At the time that an extension, reduction or release of a Performance Agreement is approved, the Community Development Department or other appropriate County department, whichever is applicable, shall establish the expiration date of the maintenance obligation or Performance Agreement (as applicable). However, the maintenance obligation or Performance Agreement shall not have an expiration date of greater than one year.

- (7) No Performance Agreement for public improvements or applicable private infrastructure shall be reduced to less than twenty percent (20%) of its full-face amount, irrespective of the estimated cost of completing the improvements. An amount equal to 20 percent of the original amount may be added to the reduced amount for possible future inflation cost.
- (8) Performance Agreements for landscaping shall not be reduced to less than 75 percent of its full-face amount, irrespective of the estimated cost of completing the improvements.
- (9) The applicant's costs incurred in the connection with a request for the extension or reduction of the surety or the release of a Performance Agreement and surety (that is, landscape architect or engineering inspections fees, legal fees, and so forth) shall be borne by the applicant, regardless of whether his request is ultimately granted.

(D) MAINTENANCE OBLIGATIONS

Upon completion of the Performance period, the applicant shall be required to maintain the completed improvements and required landscape to insure against defects in workmanship and materials. Maintenance obligations shall be subject to the terms of the Performance Agreement and the maintenance obligations shall be applied in accordance with the following standards:

- (1) The maintenance obligation shall remain in effect for a period of two years or until final release of the maintenance obligation by the Planning Commission or other appropriate County departments, whichever period is longer.
- (2) Such maintenance obligation shall be in an amount satisfactory to the Planning Commission or other appropriate County departments, whichever is applicable. However, the maintenance obligation for landscaping improvements shall not be less than 25 percent of the original full-face amount or \$3,000.00, whichever is greater, and the maintenance obligation for all other improvements, shall not be less than 10 percent of the original full-face amount or \$2,500.00, whichever is greater.
- (3) Upon request of the applicant, or automatically after a period of two years from the release of the Performance Agreement, whichever is greater, the Planning Commission shall consider the release of the maintenance obligation.

(E) FAILURE TO COMPLETE IMPROVEMENTS

- (1) Where a Performance Agreement has been executed with a supporting surety posted and required improvements have not been installed within the terms of such Performance Agreement, the Planning Commission may thereupon declare the Agreement to be in default and require that all the improvements be installed regardless of the extent of the building development at the time the Agreement is declared to be in default.
- (2) Further, the Planning Director shall notify the Building Codes Director that the Performance Agreement for the subject site is in default and request that no additional building permits be issued in the development. The Planning Commission shall also issue a notice that the subject site is in default. Said notice shall be recorded in the Registers Office of Williamson County, Tennessee. In the event the subject site is thereafter found not to be in default for any reason, prompt notice shall be given to the Building Codes Director and recorded in the Registers Office of Williamson County, Tennessee.

- (3)** In the event the Performance Agreement or supporting surety is not renewed or extended as approved by the Planning Commission within 14 days of the expiration date, or if the new documentation is not in accordance with this Section, then the Performance Agreement and supporting surety shall be declared in default and the Secretary of the Planning Commission shall issue a call or draw letter. Where the surety is provided by a financial institution, the call or draw letter shall be presented to said financial institution for payment. Otherwise, the call or draw letter shall be presented to the applicant. Funds “called” pursuant to the Performance Agreement and supporting surety shall be placed in escrow in the County treasury. A fee will be assessed for each letter of credit or surety “called” in accordance with this Section, as established in the Administrative Manual.

Article 17: Access, Off-Street Parking, and Loading Standards

Section 17.01: Purpose

The purpose of the Article is to regulate vehicular access points to individual properties, the amount and location of vehicle parking and maneuvering areas in order to promote a more efficient use of land, enhance the community form, and provide for better pedestrian movement. The provisions of this Article are intended to:

- (A) Minimize the congestion of public streets;
- (B) Increase and protect the capacity of the roadway system;
- (C) Promote greater safety of passage between roadways and adjacent properties;
- (D) Minimize the detrimental effects of vehicular use areas on adjacent properties;
- (E) Encourage the reduction of impervious surfaces; and
- (F) Establish minimum requirements for off-street parking and loading areas as well as provisions for access control.

Section 17.02: Roadway and Access Standards

(A) APPLICABILITY

Unless otherwise specifically stated, all development shall be subject to the standards of this Section.

(B) GENERAL ACCESS STANDARDS

- (1) Except as provided in [Section 17.03: Access Easements](#), below, all lots shall abut a public road for a distance equal to or greater than the minimum lot width standards shown in [Article 10: Zoning Districts](#).
- (2) Lots abutting the radius of a cul-de-sac shall conform to the required width for their lot size at the required minimum building setback line. See [Figure 23.03-A](#).
- (3) Development plans approved in accordance with this Section that require access to either a State highway or a County roadway shall obtain approval for the access from the appropriate State or County agency. Construction within the existing County right-of-way shall require approval of the Williamson County Highway Department.
- (4) All lots within any proposed Major Traditional or Conservation Subdivision shall take access from a local road or street as defined by this Ordinance.
- (5) Residential access points shall not exceed a width of 30 feet where they intersect the public road.
- (6) Nonresidential access point width and curb radii requirements shall accommodate the design vehicle as determined by the design engineer.
- (7) Access points shall be no closer than 150 feet from an intersecting collector street as measured from the right-of-way of the intersecting collector street to the centerline of the proposed access drive.
- (8) Access points shall be no closer than 250 feet from an intersecting arterial street as measured from the right-of-way of the intersecting arterial street to the centerline of the proposed access drive.

- (9) Either the centerline of opposing nonresidential access points shall align, or they shall be offset by no less than 75 feet. This shall not apply where a permanent median exists without break for these access points.
- (10) All new access points shall have adequate intersection sight distance for the posted speed limit per AASHTO requirements.
- (11) Unless otherwise specified by this Section, [Table 17.02-1: Number of Access Points](#) establishes the maximum number of access points for each nonresidential property.

TABLE 17.02-1: NUMBER OF ACCESS POINTS	
LENGTH OF ROAD FRONTAGE	MAXIMUM NUMBER OF ACCESS POINTS
400 feet or less	1
401 to 800 feet	2
More than 800 feet	3

- (12) For all uses other than single-family dwellings, [Table 17.02-2: Distance between Access Points](#) specifies the minimum distance between access points.

TABLE 17.02-2: DISTANCE BETWEEN ACCESS POINTS	
SPEED LIMIT	MINIMUM DISTANCE BETWEEN ACCESS POINTS
30 mph	100 feet
35 mph	150 feet
40 mph	200 feet
45 mph	250 feet
50 mph	300 feet
55 mph	350 feet

- (13) When a proposed development will generate 50 or more peak hour trips, an Intersection Study shall be submitted confirming adequate roadway geometry and the necessity for speed change and/or turning lanes. Study results shall be submitted to the Highway Superintendent, the Williamson County Highway Commission, or the Tennessee Department of Transportation, as applicable, and the governing agency shall determine whether turn lanes or other improvements are required.
- (14) **Cross Access**
- a) New nonresidential developments adjacent to existing nonresidential development or adjacent to vacant land zoned to allow nonresidential uses shall provide a cross access drive to allow circulation between sites.
- b) Property owners shall record an easement with the deed allowing cross access to and from other properties served by the cross access drive.
- c) Property owners shall record a cross access maintenance agreement with the deed defining maintenance responsibilities to property owners.

(15) **Nonconforming Access Features**

Existing access points that were approved prior to the adoption of this Ordinance and do not conform with the standards of this Section shall be considered nonconforming, and these access points shall meet the standards of this Section under the following circumstances:

- a) When new access connection permits are requested;
- b) Expansion or enlargement of the use by 25 percent or greater. Repeated expansions of the use over a period of time commencing with the effective date of this Ordinance shall be combined in determining whether the 25 percent threshold has been reached;
- c) Expansions or enlargements of the use by less than 25 percent that will result in a 25 percent or greater increase in trip generation, as shown in the most recent addition of Trip Generation by the Institute of Transportation Engineers.

(16) Development Entry Points

All subdivisions shall provide access from the development to the public street system outside the development according to the following:

- a) A single ingress/egress point may be provided for subdivisions containing less than 100 dwelling units.
 - b) At least two ingress/egress points shall be provided for subdivisions containing 100 or more dwelling units.
 - c) For each additional 200 dwelling units beyond the first 100 units, one additional ingress/egress point shall be required.
- (17)** Vehicular gates, barriers, or other devices intended to obstruct vehicular traffic across a public right-of-way shall be prohibited.

Section 17.03: Access Easements⁴⁵

Access easements shall be permitted as follows:

- (A)** A development of five residential lots, each being five acres or greater in size, may take access from an access easement provided the lots are created via a subdivision plat.
- (B)** Lots that take access from an access easement and are created after the adoption of this Ordinance shall abut such easement for a distance equal to or greater than the minimum lot width standards shown in [Article 10: Zoning Districts](#). Such lots shall not abut a public road unless such abutment is equal to or greater than the minimum lot width standards shown in [Article 10: Zoning Districts](#).
- (C)** Access easements shall have a minimum width 50 feet.
- (D)** Access easements shall be continuously separated from other access easements by a minimum of 200 feet.
- (E)** Driveways shall be constructed within the access easement serving as the principal means of access.
- (F)** When a development utilizes an access easement, the developer shall adopt and record a covenant that runs with the land that declares that the access easement is not a public road, and imposes the requirements for joint maintenance by all property owners served by the access easement.

Section 17.04: Sidewalks

- (A)** Sidewalks shall be required on both sides of the street in developments where the average lot size is 10,000 square feet or less.

⁴⁵ We will create a graphic to illustrate the concept of access easements.

(B) All sidewalks shall meet the requirements of the Williamson County Subdivision Regulations, as applicable, and all applicable State and Federal laws and regulations, including but not limited to the Americans with Disabilities Act.

Section 17.05: Off-Street Parking, Loading, and Drive-Through General Standards

(A) APPLICABILITY

The standards of this Section shall apply to the following:

- (1) New developments involving construction of a new structure;
- (2) Establishment of a new land use;
- (3) Existing developments involving construction of a new structure, expansions, or enlargements of existing structures. Additional off-street parking, loading, and drive-through areas are required to serve only the new structure, or the expansion or enlargement of the existing structure; and
- (4) Changes of use that would result in the requirement for more off-street parking, loading, or drive-through areas than the existing use requires.

(B) GENERAL STANDARDS FOR OFF-STREET PARKING, LOADING, OR DRIVE-THROUGH AREAS

The following are general standards applicable to all parking, loading, and drive-through areas:

(1) Use of Parking, Loading or Drive-Through Areas

All vehicular parking areas, drive-through areas, and loading spaces required by this Section shall be used only for those purposes. Any other use, including but not limited to vehicular storage, vehicle sales, vehicular repair work, vehicle service, or display of any kind, shall constitute a separate use of the space, which is only allowed in accordance with the provisions of this Ordinance.

(2) Delineation of Spaces

Off-street parking areas of four or more spaces and loading spaces shall include painted lines, bumper stops, or other methods of identifying individual parking and loading spaces, thus distinguishing such spaces from aisles.

(3) Surfacing

- a) All access drives, off-street parking, loading, and drive-through areas shall be surfaced with asphalt, concrete, brick, stone, or pavers, except as provided for in [Section 17.08:\(C\) Alternative Materials](#).
- b) Single-family dwellings, those use types within the Agriculture Use Category, all Temporary Uses and Structures listed in [Table 11.05-1: Permitted Temporary Uses and Structures](#), and any off-street parking areas consisting of three or fewer spaces shall be exempt from this surfacing requirement.

Section 17.06: Off-Street Parking Standards

All off-street parking areas shall meet the following standards:

(A) COMPUTATION OF REQUIRED OFF-STREET PARKING SPACES

(1) Fractions

When measurements of the number of required parking spaces result in fractions, the space standard shall be rounded upward to the next highest whole number.

(2) Different Use Areas

Except as provided for in this section, parking shall be calculated separately for each different use area in a building or on a site, including all accessory uses.

(3) Parking Based on Floor Area

When the standards use square footage as a unit of measurement, calculations shall be based on gross floor area.

(4) Parking Based on Occupants

When the standards use the number of occupants as a unit of measurement, all calculations shall be based on the maximum fire-rated capacity.

(5) Parking Based on Employees

When the standards use the number of employees as a unit of measurement, the calculations shall be based on the maximum number of employees on the largest work shift during a single given day, regardless of the time period during which this occurs, and regardless of whether any such person is a full-time employee. The largest work shift may occur on any particular day of the week or during a lunch or dinner period in the case of a restaurant.

(6) Determination by the Planning Director

The Planning Director shall determine the parking standards for uses not specifically listed in [Table 17.06-I: Minimum Off-Street Parking Standards](#), by one of the following methods:

- a) Evaluate the proposed use based on the standards for the closest comparable use or by reference to standard parking resources published by the National Parking Association or the American Planning Association; or
- b) Require the applicant to submit a parking demand study that justifies estimates of parking demand based on the recommendations of the Institute of Traffic Engineers (ITE), and includes relevant data collected from uses or combinations of uses that are the same or comparable to the proposed use in terms of density, scale, bulk, area, type or activity, and location.

(B) MINIMUM NUMBER OF SPACES REQUIRED

Unless otherwise expressly stated in this Section, off-street parking spaces shall be provided in accordance with [Table 17.06-I: Minimum Off-Street Parking Standards](#).

TABLE 17.06-I: MINIMUM OFF-STREET PARKING STANDARDS		
USE CATEGORY	USE TYPE	MINIMUM OFF-STREET PARKING SPACES REQUIRED
AGRICULTURAL USE CLASSIFICATION		
Agriculture	Agricultural	See Section 17.06:(D) .
	Agricultural Direct Market Businesses	See Section 17.06:(D) .
	Nurseries	1.0 space per 200 square feet of indoor sales area plus 1.0 space per employee on the largest shift

TABLE 17.06-1: MINIMUM OFF-STREET PARKING STANDARDS

USE CATEGORY	USE TYPE	MINIMUM OFF-STREET PARKING SPACES REQUIRED
Agricultural Support and Services	Agri-Tourism and Education	See Section 17.06:(D) .
	Equestrian Facilities	See Section 17.06:(D) .
	Farm Wineries	See Section 17.06:(D) .
RESIDENTIAL USE CLASSIFICATION		
Household Living	Congregate Independent Living Centers	Spaces provided based on the type of dwelling unit plus 1.0 space for each employee on the largest shift
	Conservation Subdivisions	2.0 spaces per dwelling unit
	Mobile Homes	2.0 spaces per dwelling unit
	Mobile Home Parks	
	Multi-Family Dwellings	1.0 space per efficiency or studio dwelling unit 1.5 spaces per one or two bedroom dwelling unit 2.0 spaces per 3+bedroom dwelling unit
	Retirement Communities	Spaces provided based on the uses within the retirement community
	Single-Family Dwellings on Parcels of Record	2.0 spaces per dwelling unit
	Traditional Subdivisions - Major	
	Traditional Subdivisions - Minor	
Group Living	Congregate Assisted Living Centers	1.0 space per three patient beds
	Institutional Single-Family Homes (1-8 Residents)	2.0 spaces per dwelling unit
	Residential Institutional (1-8 Residents)	1.0 space per bedroom
	Residential Institutional (9 or More Residents)	
	Skilled Nursing Facilities	1.0 space per three patient beds
PUBLIC AND INSTITUTIONAL USE CLASSIFICATION		
Day Care	Day Care Centers	1.0 space per every 5 children up to 50, then 1.0 space per every 10 children
Educational Facilities	Educational Facilities	1.0 space per two classrooms + 1.0 space per employee for elementary, middle, or junior high schools 1.0 space per classroom + 1.0 space per five students for senior high schools
	Educational Facilities, Higher	1.0 space per two students + 1.0 space per employee on the largest work shift
Government Facilities	Government Maintenance, Storage, or Distributional Facilities	1.0 space per 600 square feet
	Government Offices	1.0 space per 300 square feet for space used by the public and 1.0 space per 600 square feet of spaces not used by the public
	Public Safety Services	See Section 17.06:(D) .
Health Care Facilities	Hospitals	2.0 spaces per three patient beds plus 1.0 space per staff doctor and each other employee on the largest work shift
	Medical or Dental Clinics	1.0 space per 250 square feet
	Outpatient Facilities	
Institutions	Clubs or Lodges	1.0 space per 300 square feet or 1.0 space per every four

TABLE 17.06-1: MINIMUM OFF-STREET PARKING STANDARDS

USE CATEGORY	USE TYPE	MINIMUM OFF-STREET PARKING SPACES REQUIRED
	Cultural Institutions	persons at maximum capacity, whichever is greater
	Religious Institutions	1.0 space per every four persons at maximum capacity
Parks and Open Areas	Commercial Cemeteries	1.0 space per employee on the largest shift + 1.0 space per four persons at maximum capacity for any chapels or places of gathering
	Park or General Open Space	See Section 17.06:(D) .
Transportation and Utilities	Airports, Landing Strips, and Heliports, Private	See Section 17.06:(D) .
	Airports, Landing Strips, and Heliports, Public	See Section 17.06:(D) .
	Utilities	See Section 17.06:(D) .
	Wireless Telecommunication Facilities	2.0 spaces per provider at the facility
COMMERCIAL USE CLASSIFICATION		
Adult Entertainment	Adult-Oriented Establishments	1.0 space per three persons at maximum capacity or 1.0 space per 200 square feet, whichever is greater
Animal Care	Animal Boarding Facilities	1.0 space per 300 square feet
	Animal Hospitals or Veterinarian Clinics or Animal Grooming	
	Animal Hospitals or Veterinarian Clinics with Animal Boarding	
Conference or Training Center	Conference Centers	See Section 17.06:(D) .
	Rural Retreats – Extensive	1.0 space per guest room or camp site (if lodging is provided) + 1.0 space per three persons at maximum capacity
	Rural Retreats – Limited	1.0 space per every three persons at maximum capacity
Eating and Drinking Establishments	Bars or Taverns	1.0 space per three persons at maximum capacity or 1.0 space per 100 square feet, whichever is greater
	Drive-In Restaurants	1.0 space per drive-in order station + 1.0 space per three seats for any outdoor seating + 1.0 space per employee on the largest shift
	Restaurants	1.0 space per three people at maximum capacity or 1.0 space per 150 square feet, whichever is greater
	Specialty Eating or Drinking Establishment	
Offices	Offices	1.0 space per 300 square feet
Recreation/ Entertainment	Golf Courses	10.0 spaces per hole or 5.0 spaces per hole for par 3 courses; + 50 percent of spaces otherwise required for any accessory uses (e.g., bars or restaurants)
	Golf Driving Ranges	3.0 spaces per tee
	Private Recreational Centers	1.0 space per four people at maximum capacity plus 1.0 space per two employees on the largest shift
	Recreational and Athletic Facilities, Indoor	1.0 space per 200 square feet or 1.0 space per four persons at maximum capacity, whichever is greater
	Recreational and Athletic Facilities, Outdoor	1.0 space per 5,000 square feet of land area or 1.0 space per three persons at maximum capacity, whichever is greater
	Stadiums and Arenas	
Retail Sales and	Bank or Financial Institutions	1.0 space per 300 square feet

TABLE 17.06-1: MINIMUM OFF-STREET PARKING STANDARDS

USE CATEGORY	USE TYPE	MINIMUM OFF-STREET PARKING SPACES REQUIRED
Services	Funeral Homes	1.0 space per employee on the largest shift + 1.0 space per four persons at maximum capacity for any chapels or places of gathering
	Convenience Stores without Gasoline Sales	1.0 space per 150 square feet
	Convenience Stores with Gasoline Sales	1.0 space per 150 square feet
	Entertainment Establishments	1.0 space per three persons at maximum capacity or 1.0 space per 200 square feet, whichever is greater
	Mixed Use/Multi-Tenant Developments	1.0 space per 250 square feet
	Liquor Store	1.0 space per 250 square feet
	Grocery Store	
	Personal Service Establishments	1.0 space per 300 square feet
	Retail Sales and Service, Extensive	1.0 space per 250 square feet
	Retail Sales and Service, General	1.0 space per 300 square feet
Self-Service Storage	Self-Service Storage	1.0 space per 50 storage cubicles, evenly distributed through the site + 2.0 additional spaces for any on-site manager, + 5.0 spaces adjacent to rental office for customers
Vehicle/Machinery Sales and Service	Automotive and Machinery Repair	1.0 space per 300 square feet
	Automotive and Machinery Rental or Sales	1.0 space per 300 square feet of enclosed floor area + 1.0 space per 5,000 square feet of outdoor display area
	Vehicle Washing Establishment	1.0 space per employee on the largest shift
	Truck Stops	1.0 space per 150 square feet of retail + 1.0 per service bay
Visitor Accommodations	Bed and Breakfast Establishments	2.0 spaces + 1.0 space for each sleeping room
	Hotels	1.0 space per every 3 guest rooms or suites + 1.0 per employee on the largest shift + 75 percent of spaces otherwise required for any accessory uses
INDUSTRIAL USE CLASSIFICATION		
Extractive Industry	Rock Quarries	See Section 17.06:(D) .
	Mining Operations	See Section 17.06:(D) .
Industrial Uses	General Industrial Services	See Table 17.06-2 .
	Light Industrial Uses	
	Heavy Industrial Uses	
	Research and Development Facilities	
	Warehouses	
Waste Related Services	Landfills, Private	See Section 17.06:(D) .
	Nontraditional Sewage Treatment and Disposal Systems - Residential	2.0 spaces
	Nontraditional Sewage Treatment and Disposal Systems – Nonresidential	2.0 spaces
	Recycling Drop-Off and Other Drop-Off Centers	See Section 17.06:(D) .
	Recycling Centers	See Section 17.06:(D) .
	Salvage Centers	See Section 17.06:(D) .
	Trash Compaction and Transfer Stations	See Section 17.06:(D) .

(C) OFF-STREET STANDARDS FOR SELECTED INDUSTRIAL USES

Uses that reference this Subsection in [Table 17.06-1: Minimum Off-Street Parking Standards](#), shall provide the minimum number of spaces identified in [Table 17.06-2: Off-Street Parking Standards for Selected Industrial Uses](#).

TABLE 17.06-2: OFF-STREET PARKING STANDARDS FOR SELECTED INDUSTRIAL USES		
USE OR ACTIVITY		REQUIRED NUMBER OF SPACES
Office or administrative area		1.0 space per 300 square feet
Indoor sales area		1.0 space per 200 square feet
Indoor storage, warehousing, assembly, vehicular service, or manufacturing area:	1-3,000 square feet of floor area	1.0 space per 250 square feet
	3,001-5,000 square feet of floor area	1.0 space per 500 square feet
	5,001-10,000 square feet of floor area	1.0 space per 750 square feet
	10,001 or more square feet of floor area	1.0 space per 1,250 square feet
Outdoor sales, display, or storage area (3,000 square feet or less)		1.0 space per 750 square feet
Outdoor sales, display, or storage area (more than 3,000 square feet)		1.0 space per 1,000 square feet
NOTE: The total number of required spaces is cumulative based on the variety of different functions present in a single use.		

(D) USES WITH VARIABLE PARKING DEMAND CHARACTERISTICS

Uses that reference this subsection in [Table 17.06-1: Minimum Off-Street Parking Standards](#), have widely varying parking demand characteristics, making it difficult to establish a single off-street parking standard. Upon receiving a development application for a use subject to this subsection, the Planning Director shall apply the off-street parking standard specified for the listed use that is deemed most similar to the proposed use or establish minimum off-street parking standards on the basis of a parking demand study prepared by the applicant. Such a study shall include estimates of parking demand based on recommendations of the Institute of Traffic Engineers (ITE), or other acceptable estimates as approved by the Planning Director, and should include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability will be determined by density, scale, bulk, area, type of activity, and location. The study shall document the source of data used to develop the recommendations.

(E) MAXIMUM NUMBER OF SPACES PERMITTED

In no event shall a proposed development include more than 125 percent of the minimum number of parking spaces required in [Table 17.06-1: Minimum Off-Street Parking Standards](#), except if an alternative is proposed in accordance with [Section 17.08: Alternative Parking Options](#).

Section 17.07: Design of Parking Spaces and Aisles

All off-street parking areas shall meet the following provisions unless specified elsewhere in this Ordinance:

(A) Parking spaces shall be located on the same lot as the principal use they serve unless the spaces meet the requirements of [Section 17.08\(B\): Shared Parking](#).

(B) MANEUVERABILITY AREAS

The following provisions shall be followed to maintain efficient maneuverability:

- (1) Where more than four parking spaces are served by a single driveway, a turn around area shall be provided, or other provisions made, to permit cars to exit the parking lot without backing onto any street or sidewalk. See maneuvering aisle widths in [Table 17.07-I: Parking Area Dimensions](#) and [Figure 17.07-A](#).
- (2) Each parking space shall be located adjacent to a maneuvering aisle that meets or exceeds the requirements of [Table 17.07-I: Parking Area Dimensions](#).

(C) DIMENSIONAL REQUIREMENTS

- (1) Parking stalls shall conform to the minimum standards set forth in [Table 17.07-I: Parking Area Dimensions](#) and [Figure 17.07-A](#).
- (2) Any parking space adjoining a landscaped area of the parking lot may include a two-foot overhang into the landscaped area as part of the required parking stall length, provided curbing or other well maintained wheel stops are used to prevent damage to landscaped areas. See [Figure 17.07-A](#).
- (3) All parking spaces shall have a vertical clearance of at least seven feet.

TABLE 17.07-I: PARKING AREA DIMENSIONS				
ANGLE OF PARKING (DEGREES)	ONE-WAY MANEUVERING AISLE WIDTH (FEET) "A"	TWO-WAY MANEUVERING AISLE WIDTH (FEET) "A"	PARKING STALL WIDTH (FEET) "B"	PARKING STALL LENGTH (FEET) "C"
0 – Parallel	12	20	9	23
30 – 53	13	20	9	18
54 – 75	18	22	9	18
76 – 90	22	24	9	18

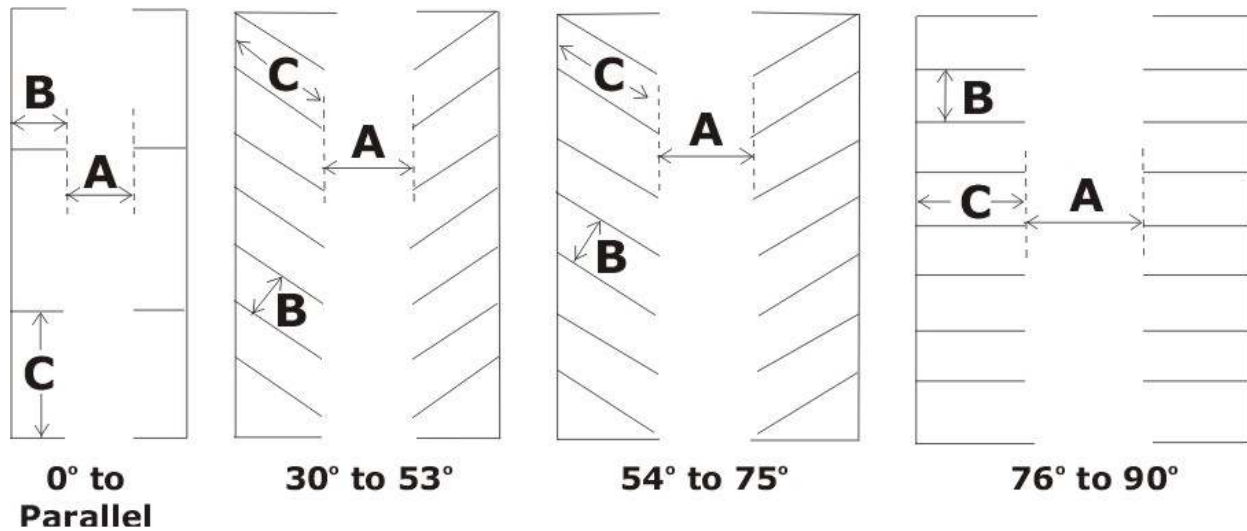


Figure 17.07-A: Illustration of parking area dimensions

(D) CONTINUOUS CURBS

- (1) Continuous curbs shall be required to surround parking areas in the V, H, and 840C Districts for parking lots with 25 or more parking spaces.
- (2) Continuous curbs shall not be required where the site will utilize depressed landscaped islands, rain gardens, or other techniques to accommodate stormwater. In such cases, wheel stops may be utilized as a method of separating vehicular movement from pedestrians and landscaping.
- (3) Where used, continuous curbs shall be made of asphalt, concrete, stone or other similar material and shall have a height of 6 inches and a minimum width of six inches. They shall form a non-interrupted edge around all landscaped areas adjacent to parking and maneuvering areas.
- (4) Continuous curbs shall be located a minimum of four feet from any structures, buildings, or walls to prevent a vehicle from hitting any structure at the edge of a parking area. [Figure 17.07-B](#).

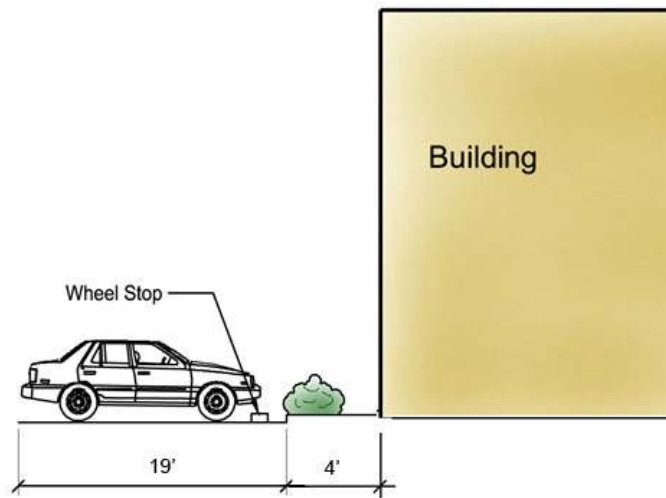


Figure 17.07-B: Minimum setback for parking (continuous curb or wheel stop) from a building or wall.

(E) STRIPING

Except as provided in [Section 17.05:\(B\)](#), upon completion of the parking area, individual parking spaces (stalls) shall be striped according to the approved layout.

(F) DRAINAGE

All parking areas shall provide for drainage of surface water in accordance with all applicable Federal, State, and County runoff and stormwater regulations to prevent the drainage of such water onto adjacent properties.

(G) HANDICAPPED PARKING

Parking for the handicapped shall be provided in the size, number, and location as specified by State and Federal regulations.

Section 17.08: Alternative Parking Options

An alternative parking plan that proposes alternatives to providing the number of off-street parking spaces required by [Table 17.06-1: Minimum Off-Street Parking Standards](#), may be approved in accordance with the standards listed below. Nothing in this Section shall limit the use of one or more of the following alternative parking options by a single use.

(A) PROVISION OVER THE MAXIMUM ALLOWED

Requests to provide more than the maximum number of off-street parking spaces established in [Section 17.06:\(E\): Maximum Number of Spaces Permitted](#), shall comply with the following:

(1) Parking Demand Study

Requests for exceeding the maximum number of required off-street parking spaces shall be accompanied by a Parking Demand Study demonstrating how the maximum number of parking spaces specified by [Section 17.06:\(E\): Maximum Number of Spaces Permitted](#), is insufficient for the proposed development.

(2) Minimum Amount Required

Requests to exceed the maximum number of off-street spaces allowed are limited to the minimum number of additional spaces required as recommended in the required Parking Demand Study.

(3) Surfaced with Alternative Materials

All off-street parking spaces provided in excess of the maximum specified in [Section 17.06\(E\): Maximum Number of Spaces Permitted](#), shall be surfaced with one of the pervious surfacing materials outlined in [Section 17.08\(C\): Alternative Materials](#).

(B) SHARED PARKING

The joint use of up to 75 percent of the required parking for two or more uses located on the same parcel or on adjacent parcels may be approved under the following standards:

- (1)** The applicant must demonstrate that the uses will not overlap in hours of operation or in demand for the shared spaces. Justification shall include information on the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover, and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces.

(2) Proximity to Use

Shared parking spaces shall be located within 500 linear feet of the primary entrances of all uses served as measured along the shortest legal, practical walking route. This route may include crossing a right-of-way provided it uses a legal crosswalk. In addition, adequate and safe pedestrian access must be provided from and to the shared parking areas.

- (3)** All uses sharing parking must be an allowed use within the zoning district in which the shared parking is located.
- (4)** Directional signage that complies with the standards of this Ordinance shall be added to direct the public to the shared parking spaces.
- (5)** Any sharing of required parking spaces by uses located on different parcels shall be guaranteed by written agreement between the owner of the parcel where the parking area is to be located and the owner of any use served by the parking area. An executed and notarized copy of the agreement between the owners of record must be recorded with the Williamson County Register of Deeds. Recordation of the agreement shall take place prior to the issuance of a Zoning Certificate for any use to be served by the shared parking area. A shared parking agreement may be revoked only if all required off-street parking spaces will be provided in accordance with the requirements of [Table 17.06-1: Minimum Off-Street Parking Standards](#).

(C) ALTERNATIVE MATERIALS

The use of dust free pervious or semi-pervious parking area surfacing materials may be allowed by the County Engineer in accordance with <>. ⁴⁶ Such materials should be used in areas proximate to and in combination with on-site stormwater control devices.

⁴⁶ **Question for Staff:** What County Ordinance is this cross-referencing?

Section 17.09: Off-Street Loading Standards

(A) MINIMUM NUMBER OF REQUIRED LOADING SPACES

Unless otherwise expressly stated in this Section, off-street loading spaces shall be provided in accordance with [Table 17.09-I: Required Off-Street Loading Spaces](#).

TABLE 17.09-I: REQUIRED OFF-STREET LOADING SPACES		
LAND USE	GROSS FLOOR AREA (IN SQUARE FEET)	MINIMUM NUMBER OF SPACES
Offices and personal service establishments	6,000-99,999	1
	100,000 or more	1 + 1 for each 100,000 above 100,000 gross square feet of floor area
Retail Sales and Services, General and Extensive	6,000-24,999	1
	25,000-74,999	2
	75,000-124,999	3
	125,000 or more	4 + 1 for each 75,000 above 125,000 gross square feet of floor area
Industrial Uses	Up to 15,000	1
	15,000-49,999	2
	50,000 +	3 + 1 per each 50,000 above 50,000 gsf of area
Conference Centers, Stadiums and Arenas, Recreational and Athletic Facilities, Indoor	6,000-24,999	1
	25,000-124,999	2
	125,000-199,999	3
	200,000 or more	4 + 1 for each 100,000 above 200,000 gross square feet of floor area
All Other Commercial Uses	Less than 40,000	1
	40,000 to 100,000	2
	100,000-160,000	3
	160,000-240,000	4
	240,000-320,000	5
	320,000-400,000	6
	Above 400,000	1 per each 90,000 above 400,000 gross square feet of area

(B) LOADING SPACE DESIGN STANDARDS

- (1) Each loading space shall have a minimum width of 12 feet and a minimum length (or depth) of 50 feet. See [Figure 17.09-A](#).
- (2) For uses where the building floor area is less than 6,000 square feet and the use requires a single loading space, the minimum dimensions may be reduced to 10 feet wide by 30 feet long (or deep).
- (3) There shall be a minimum overhead clearance of 15 feet. See [Figure 17.09-A](#).

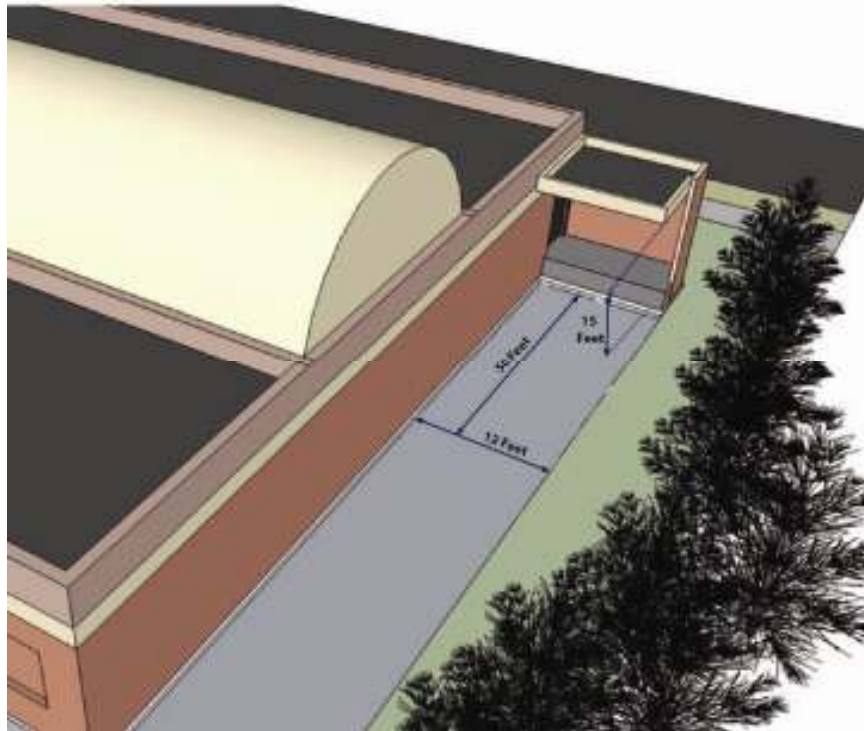


Figure 17.09-A: Minimum loading space dimensions

- (4) Each loading space shall have adequate, unobstructed means for ingress and egress of vehicles and at no time shall any part of a truck or van be allowed to extend into a public street or right-of-way while the truck or van is being loaded or unloaded.
- (5) Loading spaces shall be subject to the buffering requirements for the applicable district pursuant to [Section 15.06: Bufferyard Landscaping Required](#).

Section 17.10: Drive-Through Requirements

The following standards shall apply to businesses that contain a drive-through service, regardless of whether the drive-through is part of another use (e.g. restaurant or financial institution) or is a stand-alone use (e.g. automatic teller machine).

- (A) The number of required stacking spaces shall be as provided in [Table 17.10-1: Stacking Space Requirements](#). See [Figure 17.10-A](#) for illustration of stacking spaces.

TABLE 17.10-1: STACKING SPACE REQUIREMENTS		
ACTIVITY	MINIMUM STACKING SPACES (PER LANE)	MEASURED FROM:
Bank, Financial Institution or Automated Teller Machine (ATM)	3	Teller or Window
Restaurant	6	Pick-Up Window
Full Service Vehicle Washing Establishment	6	Outside of Washing Bay
Self-Service or Automated Vehicle Washing	2	Outside of Washing Bay

TABLE 17.10-1: STACKING SPACE REQUIREMENTS

ACTIVITY	MINIMUM STACKING SPACES (PER LANE)	MEASURED FROM:
Establishment		
Fuel or Gasoline Pump Island	2	Pump Island
Other	3	Point of Service

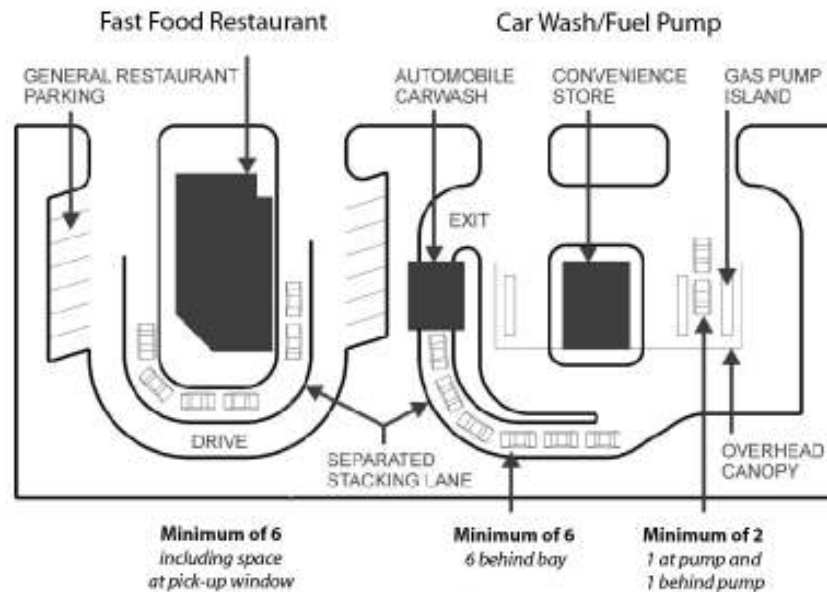


Figure 17.10-A: Illustration of the location of required stacking spaces.

(B) Stacking lanes shall be provided for any use having a drive-through service and shall comply with the following standards:

- (1)** Drive-through stacking lanes shall have a minimum width of 10 feet and a minimum length of 20 feet per required stacking space.
- (2)** When stacking lanes are separated from other stacking lanes, bypass lanes, or from other site areas, the separation shall be by means of a raised concrete median, concrete curb, or landscape island.
- (3)** Stacking lanes shall be set back a minimum of 25 feet from rights-of-way.

Article 18: Signage

Section 18.01: Purpose

The purpose of this Article is to establish regulations governing the display of signs that will:

- (A) Promote and protect the public health, safety, and general welfare;
- (B) Enhance the economy and businesses in the County by promoting the reasonable, orderly, and effective display of signs and thereby encourage increased communication with the public;
- (C) Maintain public safety and traffic safety by ensuring that signs are properly designed, constructed, installed, and maintained;
- (D) Minimize distractions and obstructions of view that contribute to traffic hazards and endanger public safety;
- (E) Protect existing development and promote high standards of quality in new development by encouraging appropriately designed, placed, and sized signage; and
- (F) Provide an effective guide for communicating through signage while preventing signs from dominating the visual appearance of the areas in which they are located.

Section 18.02: Applicability

This Article shall regulate the height, area, location, graphics, and other visual aspects of signs and sign structures. It does not regulate flags or emblems of any nation, state, city, or organization of nations, holiday signs, or other decorations that do not have a commercial message, public informational and safety signs, or signs required by law.

Section 18.03: Computations

The following shall control the computation of sign area and sign height:

(A) SIGN FACE AREA COMPUTATIONS

- (1) The sign face area shall be the advertising display surface of the sign.
- (2) The supporting structure or bracing of a sign shall not be counted as a part of sign face area unless such structure or bracing is made a part of the sign's message. See [Figure 18.03-A](#).
- (3) Where a sign has two display faces back to back, the area of only one face shall be considered the sign face area. Where a sign has more than one display face, all areas that can be viewed simultaneously shall be considered the sign face area.
- (4) In the case of ground signs, the entire surface area of the sign on which copy could be placed is considered the sign face area.
- (5) For a sign, other than a ground sign, whose message is fabricated together with the background which borders or frames said message, the sign face area shall be the total area of the entire background.
- (6) For a sign, other than a ground sign, whose message is applied to a background, which provides no border or frame, the sign area shall be the area of the smallest rectangle, which can encompass all words, letters, figures, emblems, and any other elements of the sign's message. See [Figure 18.03-A](#).
- (7) When a calculation is based on street frontage, the longest single street frontage shall be used and not the total of all street frontages.

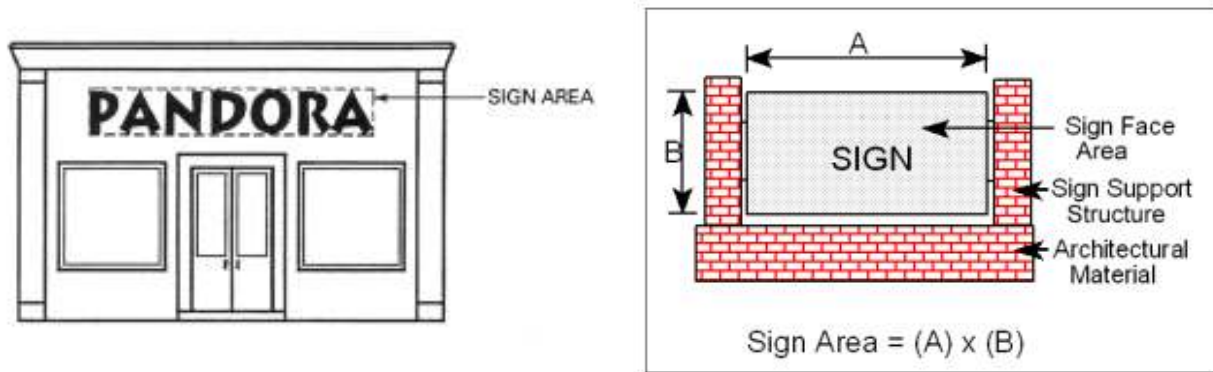


Figure 18.03-A: Illustration of sign area calculation for a wall sign (left) and a ground sign (right).

(B) SIGN HEIGHT AND CLEARANCE COMPUTATIONS

- (1) The height of a ground-mounted sign shall be computed as the distance from the base of the sign at the average adjacent grade to the top of the highest attached component of the sign.
- (2) Wall signs shall not be placed so as to exceed the height of the wall on which they are placed.
- (3) The clearance of a projecting sign shall be measured from the base of the sign face to the average grade below.

Section 18.04: Sign Permit Requirements

- (A) Unless otherwise provided by this Article or [Article 7: Sign Permits](#), all signs shall require a Sign Permit (See [Article 7: Sign Permits](#)).
- (B) No Sign Permit shall be issued until the use that the sign serves has been approved in accordance with the provisions of this Ordinance.
- (C) The relocation of a sign from one area of a property to another location on the same property shall require a Sign Permit.
- (D) Except as provided in this Section, the alteration or enlargement of any sign shall require a Sign Permit.
- (E) A Sign Permit shall not be required for:
- (1) Commemorative signs displayed on public or private property or in cemeteries;
 - (2) Address numerals and signs bearing the name of occupants of the premises not exceeding two square feet in area;
 - (3) Legal notices;
 - (4) Change of the copy on changeable copy signs;
 - (5) Incidental signs that are generally informational in nature (e.g. no parking, entrance, loading only, no trespassing, credit cards accepted here, etc.) that do not exceed two square feet in sign face area; and
 - (6) General maintenance, painting, repainting, cleaning and other normal maintenance and repair of a sign or any sign structure unless a structural change or copy change (on a non-changeable copy sign) is made that results in anything more than a minor modification as determined by the Codes Compliance Director.

Section 18.05: Prohibited Signs

The following types of signs are prohibited in all districts:

- (A) Signs in any public right-of-way except:
 - (1) Signs owned by the local, State, or Federal government; and
 - (2) Signs installed by public utilities in their rights-of-way, easements, or on their facilities and bearing no commercial message other than such message necessary to identify the use.
- (B) Signs that contain or consist of balloons, pennants, ribbons, streamers, spinners, or other similar moving devices for the purpose of advertising or attracting attention;
- (C) Signs that consist of lights that revolve or flash;
- (D) Signs where the message is changed more frequently than every two hours or 4 times per 24-hour period;
- (E) Signs that include air activated graphics or balloons bearing a commercial message;
- (F) Signs that rotate, revolve, or otherwise move unless otherwise expressly permitted under this Article;
- (G) Signs that exhibit statements, words or pictures of an obscene nature as defined by State and Federal case law;
- (H) Signs placed on trailers. This does not apply to lettering on buses, taxis, or vehicles operating during the normal course of business;
- (I) Signs imitating or resembling official traffic or governmental signs or signals;
- (J) Graffiti, as defined by State or Federal statute or case law; or
- (K) Roof signs.

Section 18.06: General Sign Regulations

- (A) Signs shall not be constructed, maintained, and/or illuminated in such a manner as to create or allow the obstruction of vision of drivers, pedestrians, or the general public, or create a fire or safety hazard.
- (B) Any spot lights permitted to illuminate signs shall be shielded so that they cannot be seen from adjoining roads or property.
- (C) Signs may be located within the required streetscape landscaping (See [Section 15.05: Streetscape Landscaping Required.](#)). No sign shall be located within a required bufferyard adjacent to any side or rear lot line.
- (D) No sign shall be installed, erected, or attached to a structure in any form, shape, or manner that is in violation of applicable building or fire codes.
- (E) The illumination of all signs shall comply with [Section 16.03: Outdoor Lighting Standards.](#)
- (F) **IMPOUNDMENT/DISPOSAL OF ILLEGAL SIGNS**
The Codes Compliance Director shall have the authority to remove, without notice, any illegal sign on public property or in a public right-of-way. Such signs shall be considered litter and shall be subject to disposal.
- (G) **MAINTENANCE**
All signs permitted herein shall be constructed, maintained, and illuminated in a safe manner, comply with all applicable codes, and be kept in good repair.

- (1) The Codes Compliance Director shall have the right to order the repair or removal of any sign that is defective, damaged, or substantially deteriorated. Such sign shall be repaired or removed by the property owner, agent, or owner of the use that the sign is advertising within 30 days after notice from the Codes Compliance Director.
- (2) Should any sign be or become unsafe or be in danger of falling, the property owner, agent, or owner of the use that the sign is advertising shall, upon notice from the Codes Compliance Director, immediately correct the unsafe condition and/or remove the sign in question.

(H) TEMPORARY SIGNS

- (1) Temporary Signs shall not be permitted in any local right-of-way and are subject to [Section 18.08: Permitted Temporary Signs](#).
- (2) Temporary Signs shall not be permitted in any State right-of-way unless authorized by the Tennessee Department of Transportation.

Section 18.07: Permitted Permanent Signs

(A) PERMITTED PERMANENT SIGNS

- (1) Each use on a property shall be permitted at least one sign; however, there may be limitations on the number of sign types per property.
- (2) [Table 18.07-1: Permitted Permanent Signs](#), identifies the permitted, permanent signs within each zoning district.

TABLE 18.07-1: PERMITTED PERMANENT SIGNS					
USE TYPES	PERMITTED PERMANENT SIGN TYPE				
	GROUND	WALL	PROJECTING	ENTRANCE	AUXILIARY
All use types within the Agricultural Use Classification	A	Y	N	N	Y
All use types within the Residential Use Classification except single-family dwellings, mobile homes, and traditional subdivisions-minor	N	N	N	E	Y
Single-family dwellings, Mobile Homes, Accessory Dwelling Units (Residential), Additional Principal Dwellings, Agricultural Product Sales, Day Care Centers Accessory to an Institutional Use, Group Child Care Homes, Family Child Care Homes, Home Occupations, Residential Business	A	B	N	N	N
Cemeteries (accessory), Cemeteries (family burial grounds), Small-Scale Wind Energy Turbines (SWET), Swimming Pools	A	N	N	N	N
Accessory Dwelling Units (commercial), Greenhouses (accessory to a residential use), Stables (accessory to a residential use), Stadiums and Arenas Accessory to an Educational Facility	N	B	N	N	N
Garages and Carports, Solar Panels	N	N	N	N	N
Mixed Use/multi-tenant developments	A	Y	N	E	Y
All other nonresidential development use types	A	Y	C	N	Y

Abbreviations:

A = Only one Ground Sign Permitted

B = Wall Sign(s) may be substituted for a permitted Ground Sign

C = One Projecting Sign may be substituted for one permitted Ground Sign

Y = Permitted in addition to other allowed signs

N = Not Permitted

E = Permitted Entrance Sign, which may be divided into 2 per entrance so long as the maximum square footage is not exceeded

(B) SIGN PERFORMANCE STANDARDS

- (1)** Unless a maximum number of signs is given in [Table 18.07-1: Permitted Permanent Signs](#), there is no limitation on the number of signs of a permitted sign type so long as the total of all the sign face areas does not exceed the maximum permitted sign face area.

(2) Ground Signs

- a)** [Table 18.07-2: Ground Sign Standards](#), establishes the maximum sign face area and maximum sign height permitted for ground signs based on the use and total lot width/street frontage.
- b)** Ground signs shall be located outside of any right-of-way.

TABLE 18.07-2: GROUND SIGN STANDARDS

USE TYPES	MAXIMUM SIGN FACE AREA (IN SQUARE FEET)						MAXIMUM SIGN HEIGHT (FEET)
	STREET FRONTAGE						
	0-100 FEET	101-200 FEET	201-400 FEET	401-800 FEET	801-1200 FEET	1201+ FEET	
All use types within the Agricultural Use Classification except the agricultural use type	24	36	50	50	50	50	6
Agricultural Use Type (including Ag Product Sales), Cemeteries (accessory), Cemeteries (family burial grounds)	24	24	24	24	24	24	6
Single-family dwellings, Mobile Homes, Accessory Dwelling Units (residential), Additional Principal Dwellings, Group Child Care Homes, Home Occupations, Swimming Pools	2	2	2	2	2	2	6
All use types within the Public and Institutional Use Classification	24	36	50	50	50	50	10
All use types within the Commercial Use Classification except mixed use/multi-tenant developments	24	36	50	50	50	50	12
Mixed use/multi-tenant developments	24	36	50	50	80	120	15
Day Care Centers Accessory to an Institutional Use	10	10	10	10	10	10	6
Family Child Care Homes, Residential Business, Small-Scale Wind Energy Turbines (SWET)	4	4	4	4	4	4	6

(3) Wall or Façade Signs

- a) [Table 18.07-3: Wall or Façade Sign Standards](#), establishes the maximum sign face area for wall or façade signs based on the use and total length of building frontage

TABLE 18.07-3: WALL OR FAÇADE SIGN STANDARDS					
USE TYPES	MAXIMUM SIGN FACE AREA (IN SQUARE FEET)				
	BUILDING FRONTAGE				
	0-20 FEET	21-40 FEET	41-80 FEET	81-150 FEET	151+ FEET
Agricultural Use Classification (including Ag Product Sales)	24	24	24	24	24
Single-Family Dwellings and Mobile Homes, Accessory Dwelling Units (Residential and Commercial), Additional Principal Dwellings, Greenhouses Accessory to a Residential Use, Group Child Care Homes, Home Occupations, Stables Accessory to a Residential Use, Swimming Pools	2	2	2	2	2
Day Care Centers Accessory to an Institutional Use	10	10	10	10	10
Family Child Care Homes, Residential Business	4	4	4	4	4
All Other Uses	24	36	50	80	120

- b) If an applicant chooses not to construct a ground sign, the maximum sign face area of the wall sign may be increased by 25 percent. However, no ground sign shall be permitted after the wall sign is constructed unless the enlarged wall sign is reduced to the size permitted in [Table 18.07-3: Wall or Façade Sign Standards](#).
- c) Buildings that have facades that face multiple street frontages shall only be permitted to utilize one building frontage wall/façade to calculate the total amount of permitted wall signage.
- d) No wall sign shall exceed the size allowed for the wall on which the sign is to be placed.
- e) Wall signs shall not exceed the height of the wall on which they are placed.

(4) Projecting Signs

- a) Where [Table 18.07-1: Permitted Permanent Signs](#), permits the use of projecting signs, [Table 18.07-4: Projecting Sign Standards](#), establishes the maximum sign face area for projecting signs based on the total length of street frontage.

TABLE 18.07-4: PROJECTING SIGN STANDARDS					
MAXIMUM SIGN FACE AREA (SQUARE FEET)					
STREET FRONTAGE					
0-100 FEET	101-200 FEET	201-400 FEET	401-800 FEET	801-1200 FEET	1201+ FEET
24	36	50	50	50	50

- b) The minimum clearance between the grade below the sign and the bottom most portion of the sign shall be ten feet.

c) Projecting signs may not project into road rights-of-way.

(5) Entrance Signs

Where [Table 18.07-1: Permitted Permanent Signs](#), permits the use of entrance signs, the total sign area shall be limited to a maximum of 50 square feet and shall have a maximum height of 8 feet.

(6) Auxiliary Signs

a) Menu Board Signs

- i) One menu board sign shall be permitted for each stacking lane provided the menu board sign does not exceed 35 square feet in sign area. Any additional attachments such as pictures or photographs of food or other items shall be included within the maximum signage area.
- ii) Menu board signage shall not be included in the total calculated signage for the property.
- iii) No menu board sign shall exceed six feet in height measured from the grade of the adjacent driving surface to the top of the sign.
- iv) Menu boards shall be reviewed and approved as a part of a Minor or Major Site Plan.

b) Incidental Signs Greater than Two Square Feet

Incidental signs are generally considered informational in nature (e.g. no parking, entrance, loading only, no trespassing, credit cards accepted here, etc.), and are allowed subject to the following:

- i) Up to four incidental signs that are greater than two square feet.
- ii) Each sign may be no larger than eight square feet.
- iii) No incidental sign shall exceed six feet in height measured from the grade of the adjacent driving surface to the top of the sign.
- iv) May not include names, brand names, or information regarding product lines, services, or anything of a similar nature.

Section 18.08: Permitted Temporary Signs

(A) TEMPORARY SIGNS GENERALLY

- (1) Temporary Signs shall not be permitted in any local right-of-way and may be subject to the provisions of [Section 18.05: Prohibited Signs](#), as applicable.
- (2) Temporary Signs shall not be permitted in any State right-of-way unless authorized by the Tennessee Department of Transportation.

(B) TEMPORARY SIGNS ON RESIDENTIAL PROPERTIES

- (1) Temporary, freestanding signs that contain non-commercial messages may be posted on any residential lot at any given time.
- (2) This category of signs includes, but is not limited to, real estate or auction signs, political preference signs, garage sale signs, baby announcements, lost pet signs, social/special event announcements, or any other non-commercial messages.
- (3) There shall be a maximum of five temporary, noncommercial message signs, per lot, at any given time.

- (4) The total sign area of all temporary signs shall not exceed 30 square feet and no single sign shall exceed 16 square feet in sign area. The maximum height of any temporary sign shall be six feet.
- (5) Construction signs may be located on the lot where the construction takes place and may be maintained for the duration of the construction project.
- (6) Except as noted in [Section 18.08:\(B\)\(5\)](#) above, all other signs may be displayed for a period not to exceed 60 days in any 12-month period.
- (7) Real estate and auction signs shall be removed within 48 hours following the recording of the deed to property. For purposes of this Subsection, and to determine the time in which the temporary sign shall be removed, calculations shall begin at 11:59 p.m. on the day the deed is recorded.
- (8) Signs announcing a social or special event shall be removed within 48 hours following the conclusion of the event. For purposes of this Subsection, and to determine the time in which the temporary sign shall be removed, calculations shall begin at 11:59 p.m. on the day the event concludes.
- (9) For the purpose of this Subsection, political signs shall not have a time limit in which to be removed.
- (10) Home occupation or residential business signs shall be considered permanent commercial messages, and therefore do not count toward allowed temporary signage.

(C) TEMPORARY SIGNS ON NONRESIDENTIAL PROPERTIES

- (1) Temporary signs that contain a commercial message may be posted on a nonresidential lot at any given time subject to the following:
 - a) Shall be limited to 1 per lot at any given time.
 - b) Total sign area of all temporary signs shall not exceed 25 square feet.
 - c) Signs may be displayed for a period not to exceed 30 days in any 12-month period.
 - d) Must be attached and supported by the building wall or the permanent permitted ground sign.
 - i) If posted on a building, the sign shall be posted flat against said building and shall not exceed the height of the wall on which it is located.
 - ii) If posted on a permanent ground sign, the sign shall be posted on said sign's structure.
- (2) Temporary freestanding signs that contain a non-commercial message may be posted on a nonresidential lot at any given time subject to the following:
 - a) Shall be limited to 5 per lot, at any given time.
 - b) Total sign area of all temporary signs shall not exceed 30 square feet, no single sign shall exceed 16 square feet, and signs shall have a maximum height of six feet.
 - c) This category includes, but is not limited to, real estate or auction signs, political preference signs, garage sale signs, baby announcements, lost pet signs, social/special event announcements, or any other non-commercial messages.
 - d) Construction signs may be located on the lot where the construction takes place and may be maintained for the duration of the construction project.
 - e) Except as noted in (d) above, all other signs may be displayed for a period not to exceed 60 days in any 12-month period.

- f)** Real estate or auction signs shall be removed within 48 hours following the recording of the deed to property. For purposes of this Subsection, and to determine the time in which the temporary sign shall be removed, calculations shall begin at 11:59 p.m. on the day the deed is recorded.
- g)** Signs announcing a social or special event shall be removed within 48 hours following the recording of the deed to property or the conclusion of the event. For purposes of this Subsection, and to determine the time in which the temporary sign shall be removed, calculations shall begin at 11:59 p.m. on the day the event concludes.
- h)** For the purpose of this Subsection, political signs shall not have a time limit in which to be removed.

Article 19: Road Capacity Adjustment

Section 19.01: Purpose

The purpose of this Article is to directly connect the intensity of development to the capacity of the roadway infrastructure available to the subject site. Where the roadway infrastructure is inadequate to serve a proposed development, the intensity of said development will be limited unless the roadway infrastructure is modified in accordance with the provisions of this Article.

Section 19.02: Applicability

(A) GENERAL

Except where otherwise exempted by this Section, the provisions of this Article shall apply to all development of land in the County subject to the Williamson County Subdivision Regulations and Major or Minor Site Plans.

(B) EXEMPTIONS

The following use types in [Table 11.01-1: Table of Allowed Uses](#), shall be exempt from the provisions of this Article:

- (1) Agricultural;
- (2) Single-family dwellings on parcels of record;
- (3) Mobile homes;
- (4) Institutional single-family homes (1-8 residents);
- (5) Residential institutional uses (1-8 residents);
- (6) Traditional subdivisions-minor;
- (7) All residential use types generating 0.2 trips or less per acre; and
- (8) All nonresidential use types generating 10 trips or less per acre.

Section 19.03: General Provisions

(A) Under these Roadway Capacity Adjustment provisions, the location of a development in relation to the network of arterial and collector roadways in the County plays the most important role in determining the development potential of a parcel. The Official Traffic Shed Map (incorporated herein by reference and available in the Community Development Department) divides the County into collector and arterial traffic sheds.

(B) The development capacity of a traffic shed is limited by the capacity of the collector roadway which immediately serves that traffic shed and the capacity of the arterial roadway which is the primary traffic receptor from that collector roadway. The development capacities of collector and arterial roadways are regulated differently. For both arterial and collector roadways, the development potential of property is based on a pro-rata share of roadway capacity, and not on a first come first served basis. For arterial roadways, the development potential of property is also affected by the levels of existing traffic.

(C) The Official Traffic Shed Map, [Table 19.06-2: Arterial Traffic Shed Capacities](#), and [Table 19.06-3: Collector Traffic Shed Capacities](#), define all traffic sheds and other information required to determine the development potential of property located within each traffic shed.

(D) All developments that are likely to generate 400 or more p.m. peak hour trips, and all developments proposed to be located within Municipal Growth Areas (MGA) or Suburban Infill Conservation (SIC) areas, shall conduct traffic studies and make capacity modifications to roadways adjoining or located near the proposed development site. In addition, in all areas to which the provisions of this Article apply, the County may also allow or require traffic studies for developments that are likely to generate fewer than 400 p.m. peak hour trips.

Section 19.04: Capacity Adjustment Procedure

For developments that are not subject to Traffic Study Requirements pursuant to Section 19.05 (below), the following procedure must be followed to determine the roadway capacity available at a site.

(A) CALCULATION OF AVAILABLE PER ACRE CAPACITY OF ARTERIAL ROADWAYS

- (1) First refer to the Official Traffic Shed Map, available in the Community Development Department, to determine in which arterial traffic shed the proposed development is located. Next, determine the roadway classification for the arterial roadway section that provides primary access to the identified arterial shed.
- (2) Obtain a weekday peak hour traffic count for the affected arterial roadway section. With the permission of the Planning Director, data collected on the same arterial section within the past twelve months may be used. Traffic count data may also be available from the State, the County or from a qualified traffic engineer or transportation planner. If no current or valid traffic count data are available, then the applicant must conduct and submit a new p.m. peak hour traffic count.
- (3) If the arterial roadway is two lanes wide refer to [Table 19.06-1: Vehicular Traffic Service Volumes \(Two-Way PM Peak Hour Trips\)](#), to determine the current level of service based on the traffic count and on the roadway classification shown on the Official Traffic Shed Map. Once the level of service has been determined, refer to [Table 19.06-2: Arterial Traffic Shed Capacities](#), to determine the maximum number of trips per acre permitted in the applicable arterial traffic shed.
- (4) If the arterial roadway is more than two lanes wide, the level of service must be determined by a qualified traffic engineer or transportation planner, using the procedures documented in the current edition of the Highway Capacity Manual published by the Transportation Research Board. Once the level of service has been determined, multiply the value obtained from [Table 19.06-1: Vehicular Traffic Service Volumes \(Two-Way PM Peak Hour Trips\)](#), by 1.67 to determine the maximum number of permitted trips per acre.

(B) DETERMINATION OF THE MAXIMUM PERMITTED DEVELOPMENT POTENTIAL OF PROJECTS GENERATING FEWER THAN 400 P.M. PEAK HOUR TRIPS

- (1) All developments with fewer than 400 P.M. peak hour trips shall follow the following procedures and submit a report documenting the application of these requirements.
- (2) For all uses:
 - a) **Step 1:** If the arterial roadway serving the proposed development is already at Level of Service D, or below, the proposed development is limited to a maximum development potential of 0.2 dwelling units per acre; and 10.0 trips per acre for nonresidential development. See [Table 19.06-4: Trip Generation Table](#).
 - b) **Step 2:** Reference the Official Traffic Shed Map (maintained by the Community Development Department) to determine the collector traffic shed(s) in which the proposed development lies.

- c) Step 3:** Utilize [Table 19.06-3: Collector Traffic Shed Capacities](#), to determine the number of permitted trips per acre that may be generated by the proposed development in the p.m. peak hour.
- d) Step 4:** For any proposed development, the number of permitted trips per acre in the p.m. peak hour will be the lower of either the collector shed capacity calculated in Step 3 above, or the arterial shed capacity calculated above. Select the appropriate number of permitted trips per acre before proceeding to Step 5.
- e) Step 5:** To determine the maximum number of permitted trips for a proposed development, multiply the acreage of the site by the number of permitted trips per acre as determined in Step 4.
- f) Step 6:** If the proposed development exceeds the maximum number of permitted trips in Step 5 above, said development proposal shall be adjusted so as not to exceed the number of permitted trips, except as permitted in Section 19.04(C)(5). The required roadway capacity adjustment may be mitigated through County approved, applicant-implemented, improvements to the roadway network, pursuant to the recommendations of a traffic study prepared in accordance with the provisions of this Section, and approved by the County.

Section 19.05: Traffic Study Requirements

- (A)** Within areas designated as Municipal Growth Areas (MGA) and Suburban Infill and Conservation (SIC) areas, all developments must conduct a traffic study in accordance with the criteria outlined below, and in accordance with Traffic Study Guidelines (available in the Community Development Department).
- (B)** Outside of areas designated as Municipal Growth Areas (MGA) and Suburban Infill and Conservation (SIC) areas, all developments that are likely to generate 400 or more trips in the P.M. peak hour must conduct a traffic study in accordance with the criteria outlined below, and in accordance with Traffic Study Guidelines (available in the Community Development Department). The County also has the option to allow or require traffic studies for developments that are located outside of areas designated as MGA or SIC areas and that are considered likely to generate fewer than 400 trips in the P.M. peak hour.
- (C)** Prior to the commencement of a traffic study, a meeting shall be scheduled between the applicant and Community Development Department staff to discuss the scope of the traffic study. Elements of the scope shall include, but are not limited to, the following:
 - (1)** Identification of any deficiencies that limit the collector and/or arterial capacity;
 - (2)** Geometry;
 - (3)** Alignment;
 - (4)** Volume;
 - (5)** Trip generation; and
 - (6)** Trip distribution.
- (D)** At a minimum, and utilizing the factors listed above, the study area shall include the collector roadway, where applicable, from the project site to the arterial roadway that serves the proposed development. The study area shall also include the segment of the arterial roadway that limits the capacity available to the development.
- (E)** The traffic study shall be conducted by a qualified traffic engineer or transportation planner, and said study shall be reviewed by a traffic consultant hired by the County, whose services are payable by the applicant.

- (F) The traffic study shall identify the necessary improvements to mitigate the deficiencies stated therein.
- (G) The required roadway capacity adjustment may be mitigated through County approved, applicant-implemented, improvements to the roadway network, pursuant to the recommendations of the traffic study prepared in accordance with the provisions of this Section, and approved by the County.

Section 19.06: Roadway Capacity Modification Options

The required road capacity adjustment may be mitigated through improvements to the road network in accordance with the recommendations of a traffic study approved by the County.

- (A) If right-of-way has been obtained for roadway improvements that would provide additional capacity, and if the County determines that public funds have been committed that would provide for the completion of these roadway improvements prior to the completion of the proposed development, then the capacity of the traffic shed(s) may be adjusted to account for the additional roadway capacity that would be provided by such improvements.
- (B) No developer-implemented improvements within the right-of-way shall occur unless such improvements are approved by the Highway Superintendent, the Williamson County Highway Commission, or the Tennessee Department of Transportation, as applicable. Written notice of this approval shall be received by the Community Development Department staff prior to consideration of the development proposal by the Planning Commission.
- (C) Right-of-way acquisition and/or utility relocation necessary for implementing the roadway improvements shall be the responsibility, and at the expense, of the developer.
- (D) Developer-implemented improvements shall be constructed in accordance with the phasing recommended in the approved study.

TABLE 19.06-1: VEHICULAR TRAFFIC SERVICE VOLUMES (TWO-WAY PM PEAK HOUR TRIPS)

LEVEL OF SERVICE	ROADWAY CLASSIFICATIONS				
	GREEN	ORANGE	BLUE	PURPLE	RED
LOS A	50	30	(*)	(*)	(*)
LOS B	290	180	60	30	(*)
LOS C	750	640	430	190	(*)
LOS D	1,440	1,330	1,210	1,080	40
(*) This LOS cannot be achieved on this class of roadway.					

TABLE 19.06-2: ARTERIAL TRAFFIC SHED CAPACITIES

TRAFFIC SHED	ROAD NAME	ACRES	CLASS	TRIPS PER ACRE			
				LOS A	LOS B	LOS C	LOS D
I01	Clovercroft Rd	2,034	Blue	1.44	1.15	0.71	0.20
I02	Nolensville Rd	5,846	Orange	1.46	1.17	0.68	0.20
I03	Murfreesboro Rd	2,079	Orange	2.14	1.72	1.05	0.20
I11	Long Lane	2,592	Blue	1.32	1.06	0.60	0.20
I12	Arno Rd	1,455	Blue	1.61	1.29	0.74	0.20

TABLE 19.06-2: ARTERIAL TRAFFIC SHED CAPACITIES

TRAFFIC SHED	ROAD NAME	ACRES	CLASS	TRIPS PER ACRE			
				LOS A	LOS B	LOS C	LOS D
113	Murfreesboro Rd	2,351	Orange	2.14	1.72	1.05	0.20
114	Wilson Pk	3,939	Blue	1.15	0.92	0.52	0.20
115	Murfreesboro Rd	1,523	Orange	2.40	1.92	1.11	0.20
121	Lewisburg Pk	2,142	Blue	1.44	1.15	0.71	0.20
122	Arno Allisona Rd	3,456	Purple	0.84	0.67	0.39	0.20
123	Arno College Grove Rd	4,539	Purple	0.74	0.59	0.34	0.20
124	Horton Highway	4,404	Orange	1.72	1.38	0.78	0.20
131	Carters Creek Pk	1,099	Blue	1.86	1.48	0.86	0.20
132	Coleman Rd	1,975	Blue	1.44	1.15	0.71	0.20
141	Fairview Blvd	1,168	Green	3.26	2.60	1.50	0.20
142	Fairview Blvd	1,350	Green	2.82	2.26	1.30	0.20
151	Old Hillsboro Rd	2,211	Blue	1.44	1.15	0.71	0.20
152	Old Hillsboro Rd	2,840	Blue	1.32	1.06	0.60	0.20
211	SR 840 @ Horton Highway	5,896	Green	1.72	1.38	0.80	0.20
212	SR 840 @ Horton Highway	3,007	Green	3.32	1.86	1.06	0.20
221	SR 840 @ Arno Rd	4,014	Green	2.02	1.62	0.92	0.20
222	SR 840 @ Arno Rd	5,006	Green	1.90	1.52	0.88	0.20
230	SR 840 @ Peytonsville Rd	3,578	Green	2.16	1.72	1.00	0.20
240	SR 840 @ Lewisburg Pk	1,773	Green	2.82	2.26	1.30	0.20
351	Vaughn Rd	2,470	Blue	1.44	1.15	0.71	0.20
352	Hillsboro Rd	2,871	Green	3.32	1.86	1.06	0.20
353	Lynwood Way	4,809	Blue	1.08	0.87	0.50	0.20
354	Old Hillsboro Rd	2,178	Blue	1.44	1.15	0.71	0.20
355	Sneed Rd W	3,095	Blue	1.32	1.06	0.60	0.20
411	- No Designated Arterial -	1,945	--	0.20	0.20	0.20	0.20
412	- No Designated Arterial -	988	--	0.20	0.20	0.20	0.20
413	- No Designated Arterial -	1,163	--	0.20	0.20	0.20	0.20
421	- No Designated Arterial -	12,502	--	0.20	0.20	0.20	0.20
422	- No Designated Arterial -	492	--	0.20	0.20	0.20	0.20
423	- No Designated Arterial -	8,518	--	0.20	0.20	0.20	0.20
431	- No Designated Arterial -	7,873	--	0.20	0.20	0.20	0.20
432	- No Designated Arterial -	7,977	--	0.20	0.20	0.20	0.20
433	- No Designated Arterial -	2,909	--	0.20	0.20	0.20	0.20
434	- No Designated Arterial -	1,603	--	0.20	0.20	0.20	0.20
435	- No Designated Arterial -	945	--	0.20	0.20	0.20	0.20
441	- No Designated Arterial -	3,267	--	0.20	0.20	0.20	0.20
442	- No Designated Arterial -	4,008	--	0.20	0.20	0.20	0.20

TABLE 19.06-2: ARTERIAL TRAFFIC SHED CAPACITIES

TRAFFIC SHED	ROAD NAME	ACRES	CLASS	TRIPS PER ACRE			
				LOS A	LOS B	LOS C	LOS D
461	- No Designated Arterial -	230	--	0.20	0.20	0.20	0.20
462	- No Designated Arterial -	2,036	--	0.20	0.20	0.20	0.20
463	- No Designated Arterial -	4,090	--	0.20	0.20	0.20	0.20
510	- No Designated Arterial -	2,866	--	0.20	0.20	0.20	0.20
520	- No Designated Arterial -	4,606	--	0.20	0.20	0.20	0.20
530	- No Designated Arterial -	29,462	--	0.20	0.20	0.20	0.20
540	- No Designated Arterial -	387	--	0.20	0.20	0.20	0.20
550	- No Designated Arterial -	42,903	--	0.20	0.20	0.20	0.20
560	- No Designated Arterial -	60,139	--	0.20	0.20	0.20	0.20
570	- No Designated Arterial -	31	--	0.20	0.20	0.20	0.20
580	- No Designated Arterial -	285	--	0.20	0.20	0.20	0.20

TABLE 19.06-3: COLLECTOR TRAFFIC SHED CAPACITIES

SORT	ARTERIAL ROAD NAME	ARTERIAL SHED #	COLLECTOR SHED #	COLLECTOR ROAD NAME	ROADWAY CLASS	ACRES	2 X SERVICE VOLUME	PERMITTED TRIPS PER ACRE
1	Clovercroft Rd	101				2,034		
2			10101	'- No Collector -	None	1,212	-----	0.20
3			10102	Tulloss Road	Blue	822	860	1.05
4	Nolensville Rd	102				5,846		
5			10201	Osburn Hollow Rd	Red	1,873	80	0.20
6			10202	Puckett Lane	Blue	1,967	860	0.44
7			10203	Beulah Church Rd	Purple	910	380	0.42
8			10204	'- No Collector -	None	453	-----	0.20
9			10205	Old Horton Highway	Blue	643	860	1.34
10	Murfreesboro Rd	103				2,079		
11			10301	Thomas Road	Purple	1,582	380	0.24
12			10302	New Castle Road	Red	497	80	0.20
13	Long Lane	111				2,592		
14			11101	Crowder Rd	Purple	124	380	3.05
15			11102	Gosey Hill Rd	Purple	385	380	0.99
16			11103	Brandon Park Ct	Blue	142	860	6.08
17			11104	'- No Collector -	None	354	-----	0.20
18			11105	Peytonsville Rd	Purple	108	380	3.52
19			11106	Bagsby Ln	Blue	754	860	1.14
20			11107	Old Arno Rd	Purple	441	380	0.86
21			11108	Gosey Hill Rd	Purple	285	380	1.34
22	Arno Rd	112				1,455		
23			11201	Peytonsville - Trinity Rd	Purple	261	380	1.46
24			11202	Peytonsville - Trinity Rd	Purple	398	380	0.96
25			11203	Gosey Hill Rd	Purple	247	380	1.54
26			11204	Gosey Hill Rd	Purple	181	380	2.10
27			11205	'- No Collector -	None	369	-----	0.20
28	Murfreesboro Rd	113				2,351		
29			11301	Lampkins Bridge Rd	Purple	489	380	0.78
30			11302	N Chapel Rd	Purple	346	380	1.10
31			11303	Ladd Rd	Purple	234	380	1.62
32			11304	Trinity Rd	Purple	371	380	1.02
33			11305	Trinity Rd	Purple	310	380	1.22
34			11306	'- No Collector -	None	72	-----	0.20
35			11307	Hickory Hills Dr	Purple	528	380	0.72
36	Wilson Pk	114				3,939		

TABLE 19.06-3: COLLECTOR TRAFFIC SHED CAPACITIES

SORT	ARTERIAL ROAD NAME	ARTERIAL SHED #	COLLECTOR SHED #	COLLECTOR ROAD NAME	ROADWAY CLASS	ACRES	2 X SERVICE VOLUME	PERMITTED TRIPS PER ACRE
37			11401	Maple Ln	Red	377	80	0.21
38			11402	Osburn Rd	Purple	780	380	0.49
39			11403	Osburn Rd	Purple	1,029	380	0.37
40			11404	Starnes Mill Road	Blue	347	860	2.48
41			11405	Trinity Rd	Purple	218	380	1.74
42			11406	Trinity Rd	Purple	132	380	2.88
43			11407	Guy Ferrell Rd	Red	776	80	0.20
44			11408	Lake Colonial Drive	Blue	280	860	3.07
45	Murfreesboro Rd	115				1,523		
46			11501	Hawks Landing Dr	Blue	263	860	3.27
47			11502	Cox Rd	Blue	521	860	1.65
48			11503	Roberts Rd	Purple	244	380	1.56
49			11504	Les Waggoner Rd	Red	276	80	0.29
50			11505	Murfreesboro Rd	Orange	218	1280	5.87
51	Lewisburg Pk	121				2,142		
52			12101	Breinz Valley Drive	Blue	428	860	2.01
53			12102	Wilhoite Lane	Purple	531	380	0.72
54			12103	Bethesda Rd	Blue	717	860	1.20
55			12104	Reed Rd	Purple	466	380	0.81
56	Arno Allisona Rd	122				3,456		
57			12201	Giles Hill Road	Purple	352	380	1.08
58			12202	Bizzell -Howell Lane	Red	812	80	0.20
59			12203	Pulltight Hill Rd	Purple	108	380	3.53
60			12204	Pulltight Hill Rd	Purple	196	380	1.93
61			12205	Hatcher Lane	Red	401	80	0.20
62			12206	- No Collector -	None	74	-----	0.20
63			12207	Hatcher Lane	Red	238	80	0.34
64			12208	Owen Hill Road	Purple	901	380	0.42
65			12209	Owen Hill Road	Purple	374	380	1.02
66	Arno College Grove Rd	123				4,539		
67			12301	Pinkston Road	Purple	772	380	0.49
68			12302	Hyde Rd	Purple	521	380	0.73
69			12303	New Town Rd	Purple	296	380	1.28
70			12304	Owen Hill Road	Purple	720	380	0.53
71			12305	Locust Ridge Road	Blue	333	860	2.58
72			12306	Eudailey Covington Rd	Purple	278	380	1.36

TABLE 19.06-3: COLLECTOR TRAFFIC SHED CAPACITIES

SORT	ARTERIAL ROAD NAME	ARTERIAL SHED #	COLLECTOR SHED #	COLLECTOR ROAD NAME	ROADWAY CLASS	ACRES	2 X SERVICE VOLUME	PERMITTED TRIPS PER ACRE
73			12307	Eudailey Covington Rd	Purple	292	380	1.30
74			12308	Grove Park Drive	Blue	675	860	1.27
75			12309	McKee Padilla Ln	Purple	219	380	1.74
76			12310	Drumright Rd	Purple	434	380	0.88
77	Horton Highway	124				4,404		
78			12401	Covington Road	Purple	211	380	1.80
79			12402	'- No Collector -	None	238	-----	0.20
80			12403	'- No Collector -	None	121	-----	0.20
81			12404	'- No Collector -	None	693	-----	0.20
82			12405	'- No Collector -	None	129	-----	0.20
83			12406	'- No Collector -	None	165	-----	0.20
84			12407	'- No Collector -	None	415	-----	0.20
85			12408	'- No Collector -	None	105	-----	0.20
86			12409	Owen Hill Road	Purple	254	380	1.50
87			12410	Owen Hill Road	Purple	493	380	0.77
88			12411	Cox Rd	Blue	623	860	1.38
89			12412	Horton Highway	Orange	135	1280	9.52
90			12413	Horton Highway	Orange	394	1280	3.25
91			12414	Horton Highway	Orange	429	1280	2.99
92	Carters Creek Pk	131				1,099		
93			13101	'- No Collector -	None	423	-----	0.20
94			13102	Kinnard Springs Rd	Blue	295	860	2.92
95			13103	'- No Collector -	None	382	-----	0.20
96	Coleman Rd	132				1,975		
97			13201	'- No Collector -	None	375	-----	0.20
98			13202	Kittrell Rd	Purple	295	380	1.29
99			13202	Carters Creek Pk	Blue	497	860	1.73
100			13203	Kittrell Rd	Purple	807	380	0.47
101	Fairview Blvd	141				1,168		
102			14101	Deer Ridge Rd	Purple	296	380	1.29
103			14102	Deer Ridge Rd	Purple	469	380	0.81
104			14103	Liberty Rd	Purple	81	380	4.71
105			14104	Liberty Rd	Purple	93	380	4.09
106			14105	Caney Fork Rd	Red	140	80	0.57
107			14106	Caney Fork Rd	Red	90	80	0.89
108	Fairview Blvd	142				1,350		

TABLE 19.06-3: COLLECTOR TRAFFIC SHED CAPACITIES

SORT	ARTERIAL ROAD NAME	ARTERIAL SHED #	COLLECTOR SHED #	COLLECTOR ROAD NAME	ROADWAY CLASS	ACRES	2 X SERVICE VOLUME	PERMITTED TRIPS PER ACRE
109			14201	Hunting Camp Rd	Purple	373	380	1.02
110			14202	Taylor Rd	Red	771	80	0.20
111			14203	- No Collector -	None	206	-----	0.20
112	Old Hillsboro Rd	151				2,211		
113			15101	McMillan Rd	Purple	612	380	0.62
114			15102	Boyd Mill Pike	Red	651	80	0.20
115			15103	SR 96 W	Green	352	1500	4.27
116			15104	SR 96 W	Green	596	1500	2.52
117	Old Hillsboro Rd	152				2,840		
118			15201	SR 96 W	Green	217	1500	6.91
119			15202	SR 96 W	Green	850	1500	1.77
120			15203	Del Rio Pk	Purple	560	380	0.68
121			15204	Del Rio Pk	Purple	333	380	1.14
122			15205	Barrel Springs Hollow Rd	Blue	544	860	1.58
123			15206	Old Natchez Trace	Red	337	80	0.24
124	SR 840 @ SR 11	211				5,896		
125			21101	Nolensville Rd	Orange	728	1280	1.76
126			21102	Horton Highway	Orange	1,540	1280	0.83
127			21103	Cox Rd	Blue	638	860	1.35
128			21104	Horton Highway	Orange	612	1280	2.09
129			21105	Cox Rd	Blue	225	860	3.81
130			21106	Murfreesboro Rd	Orange	958	1280	1.34
131			21107	Murfreesboro Rd	Orange	856	1280	1.50
132			21108	Nolensville Rd	Orange	203	1280	6.31
133			21109	Horton Highway	Orange	136	1280	9.45
134	SR 840 @ SR 11	212				3,007		
135			21201	Nolensville Rd	Orange	1,629	1280	0.79
136			21202	Murfreesboro Rd	Orange	249	1280	5.15
137			21203	Murfreesboro Rd	Orange	419	1280	3.05
138			21204	Horton Highway	Orange	441	1280	2.90
139			21205	Horton Highway	Orange	268	1280	4.77
140	SR 840 @ Arno Rd	221				4,014		
141			22101	Lampkins Bridge Rd	Purple	319	380	1.19
142			22102	Lampkins Bridge Rd	Purple	614	380	0.62
143			22103	McDaniel Rd	Purple	929	380	0.41
144			22104	Arno Rd	Blue	467	860	1.84

TABLE 19.06-3: COLLECTOR TRAFFIC SHED CAPACITIES

SORT	ARTERIAL ROAD NAME	ARTERIAL SHED #	COLLECTOR SHED #	COLLECTOR ROAD NAME	ROADWAY CLASS	ACRES	2 X SERVICE VOLUME	PERMITTED TRIPS PER ACRE
145			22105	Arno Rd	Blue	368	860	2.33
146			22106	Arno Rd	Blue	1,127	860	0.76
147			22107	Arno Rd	Blue	191	860	4.51
148	SR 840 @ Arno Rd	222				5,006		
149			22201	Eudailey-Covington Rd	Purple	1,368	380	0.28
150			22202	Eudailey-Covington Rd	Purple	526	380	0.72
151			22203	Arno Rd	Blue	1,486	860	0.58
152			22204	Arno Rd	Blue	239	860	3.61
153			22205	Arno Rd	Blue	242	860	3.55
154			22206	Arno Rd	Blue	344	860	2.50
155			22207	Bethesda-Arno Rd	Purple	340	380	1.12
156			22208	Bethesda-Arno Rd	Purple	461	380	0.82
157	SR 840 @ Peytonsville Rd	230				3,578		
158			23001	Gosey Hill Rd	Purple	261	380	1.45
159			23002	Peytonsville - Trinity Rd	Purple	364	380	1.04
160			23003	Peytonsville Rd	Purple	1,292	380	0.29
161			23004	Gosey Hill Rd	Purple	182	380	2.08
162			23005	Peytonsville Rd	Purple	1,306	380	0.29
163			23006	Peytonsville - Trinity Rd	Purple	172	380	2.21
164	SR 840 @ Lewisburg Pk	240				8,928		
165			24001	Les Watkins Rd	Purple	875	380	0.43
166			24002	Harpeth-Peytonsville Rd	Blue	117	860	7.35
167			24003	Les Watkins Rd	Purple	189	380	2.02
168			24004	Lewisburg Pk	Blue	197	860	4.37
169			24005	Lewisburg Pk	Blue	396	860	2.17
170	Vaughn Rd	351				2,470		
171			35101	Polo Club Rd	Blue	698	860	1.23
172			35102	'- No Collector -	None	234	-----	0.20
173			35103	'- No Collector -	None	252	-----	0.20
174			35104	Stonebridge Park Dr	Blue	579	860	1.49
175			35105	Sneed Rd W	Blue	461	860	1.87
176			35106	Sneed Rd W	Blue	246	860	3.49

TABLE 19.06-3: COLLECTOR TRAFFIC SHED CAPACITIES

SORT	ARTERIAL ROAD NAME	ARTERIAL SHED #	COLLECTOR SHED #	COLLECTOR ROAD NAME	ROADWAY CLASS	ACRES	2 X SERVICE VOLUME	PERMITTED TRIPS PER ACRE
177	Hillsboro Rd	352				2,871		
178			35201	Battlewood Dr	Purple	56	380	6.78
179			35202	Hillsboro Valley Rd	Purple	683	380	0.56
180			35203	Sneed Rd W	Blue	385	860	2.24
181			35204	Sunnyside Dr	Purple	247	380	1.54
182			35205	Moran Rd	Red	89	80	0.89
183			35206	Manley Lane	Red	140	80	0.57
184			35207	Manley Lane	Red	431	80	0.20
185			35208	Harpeth Hills Drive	Purple	193	380	1.97
186			35209	Bobby Drive	Purple	369	380	1.03
187			35210	Gen. J. B. Hood Dr	Purple	279	380	1.36
188	Lynwood Way	353				4,809		
189			35301	Manley Lane E	Red	161	80	0.50
190			35302	Hidden Valley Rd	Blue	353	860	2.44
191			35303	Hidden Valley Rd	Blue	244	860	3.53
192			35304	N Berrys Chapel Rd	Red	711	80	0.20
193			35305	N Berrys Chapel Rd	Red	226	80	0.35
194			35306	Lynwood Drive	Blue	425	860	2.02
195			35307	N Berrys Chapel Rd	Red	302	80	0.27
196			35308	Brookside Dr	Blue	488	860	1.76
197			35309	Farmington Dr	Blue	384	860	2.24
198			35310	Legends Ridge Dr	Blue	349	860	2.46
199			35311	Berrys Chapel Rd	Blue	233	860	3.68
200			35312	Cotton Lane	Purple	423	380	0.90
201			35313	River Landing Dr	Blue	369	860	2.33
202			35314	Gillette Dr	Blue	142	860	6.07
203	Old Hillsboro Rd	354				2,178		
204			35401	Bethlehem Loop Rd	Purple	47	380	8.14
205			35402	Blue Springs Rd	Blue	138	860	6.25
206			35403	Foxwood Lane	Blue	408	860	2.11
207			35404	Kinnie Rd	Red	503	80	0.20
208			35405	'- No Collector -	None	543	-----	0.20
209			35406	Kinnie Rd	Red	540	80	0.20
210	Sneed Rd W	355				3,095		
211			35501	Pasquo Rd	Purple	598	380	0.64
212			35502	Sandcastle Rd	Blue	789	860	1.09
213			35503	Temple Rd	Blue	302	860	2.84

TABLE 19.06-3: COLLECTOR TRAFFIC SHED CAPACITIES

SORT	ARTERIAL ROAD NAME	ARTERIAL SHED #	COLLECTOR SHED #	COLLECTOR ROAD NAME	ROADWAY CLASS	ACRES	2 X SERVICE VOLUME	PERMITTED TRIPS PER ACRE
214			35504	Temple Rd	Blue	115	860	7.45
215			35505	Old Natchez Trace	Red	191	80	0.42
216			35506	Broyles Lane	Blue	268	860	3.21
217			35507	Sawyer Bend Rd	Blue	344	860	2.50
218			35508	Temple Rd	Blue	487	860	1.77
219	- No Designated Arterial -	411				1,945		
220			41101	Split Log Rd	Purple	348	380	1.09
221			41102	Sam Donald Rd	Purple	989	380	0.38
222			41103	Pleasant Hill Rd	Purple	608	380	0.63
223	- No Designated Arterial -	412				988		
224			41201	Holly Tree Gap Rd	Purple	761	380	0.50
225			41202	Murray Lane	Blue	227	860	3.79
226	- No Designated Arterial -	413				1,163		
227			41301	Murray Lane	Blue	305	860	2.82
228			41302	Murray Lane	Blue	375	860	2.30
229			41303	Murray Lane	Blue	147	860	5.86
230			41304	Murray Lane	Blue	173	860	4.96
231			41305	- No Collector -	None	163	-----	0.20
232	- No Designated Arterial -	421				12,502		
233			42101	Drag Strip Rd	Blue	1,169	860	0.74
234			42102	Kingston Rd	Purple	5,358	380	0.20
235			42103	CCC Rd	Purple	2,276	380	0.20
236			42104	Brush Creek Rd	Purple	3,698	380	0.10
237	- No Designated Arterial -	422				492		
238			42201	Forrest Glen Rd	Purple	217	380	1.75
239			42202	Cumberland Dr	Purple	232	380	1.64
240			42203	Cumberland Dr	Purple	3	380	128.70
241			42204	King Rd	Purple	39	380	9.66
242	- No Designated Arterial -	423				8,518		
243			42301	Valley Rd	Purple	247	380	1.54
244			42302	Pinewood Rd	Orange	82	1280	15.59
245			42303	Pinewood Rd	Orange	208	1280	6.16
246			42304	Walker Rd	Red	4,850	80	0.20

TABLE 19.06-3: COLLECTOR TRAFFIC SHED CAPACITIES

SORT	ARTERIAL ROAD NAME	ARTERIAL SHED #	COLLECTOR SHED #	COLLECTOR ROAD NAME	ROADWAY CLASS	ACRES	2 X SERVICE VOLUME	PERMITTED TRIPS PER ACRE
247			42305	Northwest Hwy	Purple	3,131	380	0.20
248	- No Designated Arterial -	431				7,873		
249			43101	Clovercroft Rd W	Purple	300	380	1.27
250			43102	Clovercroft Rd E	Purple	881	380	0.43
251			43103	Oxford Glen Dr	Blue	1,398	860	0.62
252			43104	N Chapel Rd	Purple	965	380	0.39
253			43105	Trinity Rd	Purple	151	380	2.51
254			43106	Laurawood Lane	Blue	292	860	2.95
255			43107	N Chapel Rd	Purple	226	380	1.68
256			43108	N Chapel Rd	Purple	312	380	1.22
257			43109	Abington Ridge Lane	Blue	847	860	1.02
258			43110	Clovercroft Rd W	Purple	335	380	1.13
259			43111	Cedarmont Dr	Blue	1,522	860	0.56
260			43112	S Carothers Rd	Purple	342	380	1.11
261			43113	- No Collector -	None	183	-----	0.20
262			43114	- No Collector -	None	119	-----	0.20
263	- No Designated Arterial -	432				7,977		
264			43201	McLemore Rd	Red	2,168	80	0.20
265			43202	Snowbird Hollow Rd	Red	2,155	80	0.20
266			43203	Ellington Dr	Blue	736	860	1.17
267			43204	Henpeck Ln	Blue	867	860	0.99
268			43205	Henpeck Ln	Blue	165	860	5.21
269			43206	Hunter Rd	Red	796	80	0.20
270			43207	Kittrell Rd	Purple	1,088	380	0.35
271	- No Designated Arterial -	433				2,909		
272			43301	Old Carters Creek Pk	Purple	1,905	380	0.20
273			43302	Southall Rd	Purple	208	380	1.83
274			43303	Southall Rd	Purple	797	380	0.48
275	- No Designated Arterial -	434				1,603		
276			43401	Del Rio Pk	Purple	1,224	380	0.31
277			43402	Del Rio Pk	Purple	353	380	1.08
278			43403	Spencer Creek Rd	Red	26	80	3.12
279	- No Designated Arterial -	435				945		

TABLE 19.06-3: COLLECTOR TRAFFIC SHED CAPACITIES

SORT	ARTERIAL ROAD NAME	ARTERIAL SHED #	COLLECTOR SHED #	COLLECTOR ROAD NAME	ROADWAY CLASS	ACRES	2 X SERVICE VOLUME	PERMITTED TRIPS PER ACRE
280			43501	Deerfield Lane	Blue	622	860	1.38
281			43502	S Berrys Chapel Rd	Purple	293	380	1.30
282			43503	Century Oak Dr	Blue	9	860	100.41
283			43504	Century Oak Dr	Blue	22	860	39.10
284	- No Designated Arterial -	441				3,267		
285			44101	Kidd Rd	Purple	224	380	1.70
286			44102	McFarlin Rd	Red	2,007	80	0.20
287			44103	Rocky Springs Rd	Purple	365	380	1.04
288			44104	Rocky Fork Rd	Purple	672	380	0.57
289	- No Designated Arterial -	442				4,008		
290			44201	Sanford Rd	Purple	1,996	380	0.20
291			44202	Williams Rd	Purple	1,048	380	0.36
292			44203	Burke Hollow Rd	Red	431	80	0.20
293			44204	Sam Donald Rd	Purple	291	380	1.31
294			44205	Split Log Rd	Purple	242	380	1.57
295	- No Designated Arterial -	461				230		
296			46101	'- No Collector -	None	171	-----	0.20
297			46102	'- No Collector -	None	27	-----	0.20
298			46103	'- No Collector -	None	33	-----	0.20
299	- No Designated Arterial -	462				2,036		
300			46201	Wilkes Lane	Red	1,500	80	0.20
301			46202	Evergreen Rd	Purple	482	380	0.79
302			46203	'- No Collector -	None	54	-----	0.20
303	- No Designated Arterial -	463				4,090		
304			46301	W Harpeth Rd	Purple	343	380	1.11
305			46302	'- No Collector -	None	222	-----	0.20
306			46303	W Harpeth Rd	Purple	2,988	380	0.20
307			46304	W Harpeth Rd	Purple	537	380	0.71
308	- No Designated Arterial -	510				2,866		
309			51000	'- No Collector -	None	2,866	-----	0.20
310	- No Designated Arterial -	520				4,606		
311			52000	'- No Collector -	None	4,606	-----	0.20

TABLE 19.06-3: COLLECTOR TRAFFIC SHED CAPACITIES

SORT	ARTERIAL ROAD NAME	ARTERIAL SHED #	COLLECTOR SHED #	COLLECTOR ROAD NAME	ROADWAY CLASS	ACRES	2 X SERVICE VOLUME	PERMITTED TRIPS PER ACRE
312	- No Designated Arterial -	530				29,462		
313			53001	'- No Collector -	None	29,199	-----	0.20
314			53002	Bethesda Duplex Rd	Blue	263	860	3.27
315	- No Designated Arterial -	540				387		
316			54000	'- No Collector -	None	387	-----	0.20
317	- No Designated Arterial -	550				42,903		
318			55001	'- No Collector -	None	42,171	-----	0.20
319			55002	Johnson Hollow Road	Red	148	80	0.54
320			55003	Trace View Drive	Purple	33	380	11.66
321			55004	Carters Creek Pk	Blue	77	860	11.20
322			55005	Old Hillsboro Rd	Blue	474	860	1.81
323	- No Designated Arterial -	560				60,139		
324			56001	'- No Collector -	None	59,323	-----	0.20
325			56002	Davis Hollow Road	Purple	292	380	1.30
326			56003	Hargrove Road	Purple	342	380	1.11
327			56004	Garrison Rd	Red	67	80	1.19
328			56005	Pinewood Rd	Orange	76	1280	16.79
329			56006	Fernvale Rd	Red	38	80	2.13
330	- No Designated Arterial -	570				31		
331			57000	'- No Collector -	None	31	-----	0.20
332	- No Designated Arterial -	580				285		
333			58000	'- No Collector -	None	285	-----	0.20

Subsection (B): Determination of the Maximum Permitted Development Potential of Projects Generating Fewer than 400 P.M. Peak Hour Trips

TABLE 19.06-4: TRIP GENERATION TABLE

USE CATEGORY	USE TYPE	AVERAGE VEHICLE TRIP ENDS [1]	PER	ITE CODE [2]
AGRICULTURAL USE CLASSIFICATION				
Agriculture	Agricultural	NA	NA	NA
	Agricultural Direct Market Business	NA	NA	NA
	Nurseries	3.8	1,000 gross s.f.	817
Agricultural Support and Services	Agri-Tourism and Education	To be determined [3]		
	Equestrian Facilities			
	Farm Wineries			
RESIDENTIAL USE CLASSIFICATION				
Household Living	Congregate Independent Living Centers	0.17	dwelling unit	253
	Conservation Subdivisions	1.01	dwelling unit	240
	Mobile Homes	0.59	dwelling unit	240
	Mobile Home Parks			
	Multi-Family Dwellings	0.62	dwelling unit	220
	Retirement Communities	0.27	dwelling unit	251
	Single Family Dwellings on Parcels of Record	1.01	dwelling unit	210
	Traditional Subdivisions – Major			
	Traditional Subdivisions – Minor			
Group Living	Congregate Assisted Living Centers	0.22	bed	254
	Institutional Single-Family Homes (1 – 8 Residents)	0.27	dwelling unit	251
	Residential Institutional (1 – 8 Residents)	0.16	dwelling unit	252
	Residential Institutional (9 or More Residents)			
	Skilled Nursing Facilities	0.22	bed	620
PUBLIC AND INSTITUTIONAL USE CLASSIFICATION				
Day Care	Day Care Centers	0.82	student	565
Educational Facilities	Elementary School	0.15	student	520
	High School	0.13	student	530
	College / University	0.21	student	550

TABLE 19.06-4: TRIP GENERATION TABLE

USE CATEGORY	USE TYPE	AVERAGE VEHICLE TRIP ENDS [1]	PER	ITE CODE [2]
Government Facilities	Government Maintenance, Storage, or Distributional Facilities	To be determined [3]		
	Government Offices	1.21	1,000 gross s.f.	730
	Public Safety Services	17.09	1,000 gross s.f.	731
Health Care Facilities	Hospital	1.31	bed	610
	Medical or Dental Clinics	3.46	1,000 gross s.f.	720
	Outpatient Facilities	5.18	1,000 gross s.f.	630
Institutions	Clubs or Lodges	0.03	members	591
	Cultural Institutions	7.3	1,000 gross s.f.	590
	Religious Institutions	0.55	1,000 gross s.f.	560
Parks and Open Areas	Commercial Cemeteries	0.84	acres	566
	Park or General Open Space	0.06	acres	412
Transportation and Utilities	Airports, Landing Strips, and Heliports, Private	0.37	based aircraft	22
	Airports, Landing Strips, and Heliports, Public			
	Utilities	0.76	1,000 gross s.f.	170
	Wireless Telecommunication Facilities	To be determined [3]		
COMMERCIAL USE CLASSIFICATION				
Adult Entertainment	Adult Oriented Establishments	To be determined	1,000 gross s.f.	440
Animal Care	Animal Boarding Facilities	4.72	1,000 gross s.f.	640
	Animal Hospitals or Veterinarian Clinics or Animal Grooming			
	Animal Hospitals or Veterinarian Clinics with Animal Boarding			
Conference or Training Center	Conference Centers	0.76	room	330
	Rural Retreats – Extensive			
	Rural Retreats – Limited			
Eating and Drinking Establishments	Bars or Taverns	11.34	1,000 gross s.f.	925
	Drive-In Restaurants	33.84	1,000 gross s.f.	934
	Restaurants	11.15	1,000 gross s.f.	932
	Specialty Eating or Drinking Establishment	19.56	1,000 gross s.f.	940
Offices	Offices	1.49	1,000 gross s.f.	710
Recreation / Entertainment	Golf Courses	2.78	hole	430
	Golf Driving Ranges	1.25	tee / driving Position	432
	Private Recreational Centers	To be	1,000 gross s.f.	495

Subsection (B): Determination of the Maximum Permitted Development Potential of Projects Generating Fewer than 400 P.M. Peak Hour Trips

TABLE 19.06-4: TRIP GENERATION TABLE

USE CATEGORY	USE TYPE	AVERAGE VEHICLE TRIP ENDS [1]	PER	ITE CODE [2]
		determined		
	Recreational and Athletic Facilities, Indoor	1.45	1,000 gross s.f.	495
	Recreational and Athletic Facilities, Outdoor	3.58	1,000 gross s.f.	435
	Stadiums and Arenas	To be determined [3]		
Retail Sales and Services	Bank or Financial Institutions	12.13	1,000 gross s.f.	911
	Drive-in Bank	27.41	lane	912
	Funeral Homes	To be determined [3]		
	Convenience Stores without Gasoline Sales	52.41	1,000 gross s.f.	851
	Convenience Stores with Gasoline Sales	59.69	1,000 gross s.f.	853
	Entertainment Establishments	13.43	1,000 gross s.f.	473
	Mixed Use / Multi-Tenant Developments	To be determined [3]		
	Liquor Store	To be determined [3]		
	Grocery Store	10.5	1,000 gross s.f.	850
	Personal Service Establishments	7.41	1,000 gross s.f.	920
	Retail Sales and Service, Extensive	5	1,000 leasable s.f.	815
	Retail Sales and Service, General	3.73	1,000 leasable s.f.	820
Self-Service Storage	Self-Service Storage	0.26	1,000 gross s.f.	151
Vehicle / Machinery Sales and Service	Automotive and Machinery Repair	4.46	1,000 gross s.f.	943
	Automotive and Machinery	5.98	1,000 gross s.f.	843
	Rental or Sales			
	Vehicle Washing Establishment	5.54	stall	947
	Truck Stops	13.94	fueling position	946
Visitor Accommodations	Bed and Breakfast Establishments	To be determined [3]		
	Hotels	0.59	room	310
INDUSTRIAL USE CLASSIFICATION				
Extractive Industry	Rock Quarries	To be determined [3]		
	Mining Operations			
Industrial Uses	Light Industrial Uses	0.97	1,000 gross s.f.	110
	Heavy Industrial	0.68	1,000 gross s.f.	120
	Research and Development Facilities	1.07	1,000 gross s.f.	760
	Warehouses	To be determined [3]		
Waste Related Services	Landfills, Private	To be determined [3]		
	Nontraditional Sewage Treatment and			

Subsection (B): Determination of the Maximum Permitted Development Potential of Projects Generating Fewer than 400 P.M. Peak Hour Trips

TABLE 19.06-4: TRIP GENERATION TABLE

USE CATEGORY	USE TYPE	AVERAGE VEHICLE TRIP ENDS [1]	PER	ITE CODE [2]
	Disposal Systems – Residential			
	Nontraditional Sewage Treatment and Disposal Systems – Nonresidential			
	Recycling Drop-Off and Other Drop-Off Centers			
	Recycling Centers			
	Salvage Centers			
	Trash Compaction and Transfer Stations			
NOTES:				
[1] Average Vehicle Trip Ends, for Weekday PM Peak Hour of Generator, OR If Available, for Weekday PM Peak Hour of Adjacent Street Traffic				
[2] Source: Trip Generation, 8th Edition (©2008, Institute of Transportation Engineers)				
[3] Determination of the appropriate trip generation rate is subject to county review and approval.				

Section 19.07: Amendments

The provisions of this Article, including but not limited to [Table 19.06-2: Arterial Traffic Shed Capacities](#) and [Table 19.06-3: Collector Traffic Shed Capacities](#), may be amended in accordance with the provisions of Article 4: Official Zoning Map or Zoning Text Amendments.

Article 23: Definitions

Section 23.01: Purpose

It is the purpose of this Article to define words, terms, and phrases contained in this Ordinance.

Section 23.02: General Rules for Interpretation

The following rules shall apply for construing or interpreting the terms and provisions of this Ordinance.

(A) MEANINGS AND INTENT

- (1) All provisions, terms, phrases, and expressions contained in this Ordinance shall be interpreted in accordance with the general purposes set forth in [Section 1.03: General Purpose and Intent](#), and the specific purpose statements set forth throughout this Ordinance. When a specific section of this Ordinance gives a different meaning than the general definition provided in this Article, the specific section's meaning and application of the term shall control.
- (2) Lot shall mean parcel and parcel shall mean lot.

(B) HEADINGS, ILLUSTRATIONS, AND TEXT

In the event of a conflict or inconsistency between the text of this Ordinance and any heading, caption, figure, illustration, table, or map, the text shall control. Graphics and other illustrations are provided for informational purposes only and should not be relied upon as a complete and accurate description of all applicable regulations or requirements.

(C) LISTS AND EXAMPLES

Unless otherwise specifically indicated, lists of items or examples that use terms like “for example,” “including,” and “such as,” or similar language are intended to provide examples and are not exhaustive lists of all possibilities.

(D) COMPUTATION OF TIME

The time in which an act is to be completed shall be computed by excluding the first day and including the last day. If a deadline or required date of action falls on a Saturday, Sunday, or holiday observed by the County, the deadline or required date of action shall be the next day that is not a Saturday, Sunday, or holiday observed by the County. References to days are calendar days unless otherwise stated.

(E) REFERENCES TO OTHER REGULATIONS OR PUBLICATIONS

Whenever reference is made to a resolution, ordinance, statute, regulation, or document, it shall be construed as a reference to the most recent edition of such regulation, resolution, ordinance, statute, regulation, or document, unless otherwise specifically stated.

(F) DELEGATION OF AUTHORITY

Any act authorized by this Ordinance to be carried out by a specific official of the County may be carried out by a designee of such official.

(G) TECHNICAL AND NON-TECHNICAL TERMS

Words and phrases shall be construed according to the common and approved usage of the language, but technical words and phrases that may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning.

(H) PUBLIC OFFICIALS AND AGENCIES

All public officials, bodies, and agencies to which references are made are those of Williamson County, Tennessee, unless otherwise indicated.

(I) MANDATORY AND DISCRETIONARY TERMS

The words “shall,” “must,” and “will” are mandatory in nature, establishing an obligation or duty to comply with the particular provision. The words “may” and “should” are permissive in nature.

(J) CONJUNCTIONS

Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows:

- (1)** “And” indicates that all connected items, conditions, provisions or events apply; and
- (2)** “Or” indicates that one or more of the connected items, conditions, provisions, or events apply.

(K) TENSES AND PLURALS

Words used in the present tense include the future tense. Words used in the singular number include the plural number and the plural number includes the singular number, unless the context of the particular usage clearly indicates otherwise. Words used in the masculine gender include the feminine gender, and vice versa.

(L) TERMS NOT DEFINED

If a term used in this Ordinance is not defined in this Article, the Planning Director shall have the authority to provide a definition through the Interpretation procedure (See [Article 9: Interpretations](#).) based upon the definitions used in accepted sources, including but not limited to A Planners Dictionary, A Glossary of Zoning, Development, and Planning Terms, and A Survey of Zoning Definitions, published by the American Planning Association.

Section 23.03: Rules of Measurement

(A) PURPOSE

The purpose of this Section is to clarify the rules of measurement and exemptions that apply to all principal and accessory uses allowed in this Ordinance. These standards may be modified by other applicable sections of this Ordinance.

(B) DISTANCE MEASUREMENTS, GENERALLY

Unless otherwise expressly stated, distances specified in this Ordinance are to be measured as the length of an imaginary straight line joining those points.

(C) LOT MEASUREMENTS

(1) Lot Area

The area of a lot includes the total horizontal surface area within the lot’s boundaries.

(2) Lot Width

- a)** Lot width is the distance between the side property lines measured along the front property line and shall be maintained to the minimum front yard setback line.

b) Cul-de-Sac

For a cul-de-sac lot, the lot width shall follow the curve of the front property line and the lot width shall be measured at the front yard setback line. See [Figure 23.03-A](#).

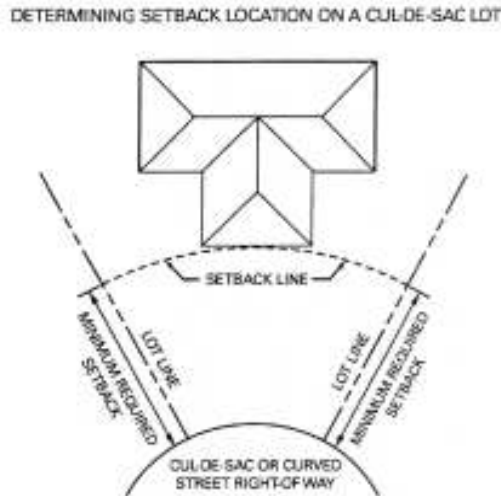


Figure 23.03-A: Building setback line on a cul-de-sac lot

(D) SETBACKS AND YARDS

(1) Measurements

Setbacks refer to the unobstructed, unoccupied open area between the furthestmost projection of a structure and the property line of the lot on which the structure is located except as otherwise expressly allowed in [Section 10.04: Permitted Encroachments into Required Setbacks](#).

(2) Front Yard Setback

a) Front Yard Setback and Streets

- i) The front yard shall be the distance between the street right-of-way line and the required minimum front yard setback line.
- ii) Except where delineated on a plat of a subdivision, where there are multiple street frontages, the yard fronting a street towards which the front of the primary structure faces shall be considered to be a front yard and shall meet the minimum front yard setback.
- iii) If it is not clear which street a structure faces, consideration shall be given to which side of a structure includes the primary entrance and (for existing structures) which street provides the structure's street address.

b) Measurement

- i) The front yard setback shall extend the full width of the lot and shall be measured from the street right-of-way line.
- ii) If there is no right-of-way boundary, the setback shall be measured from the following:
 - A. Arterial Street: Mandated right-of-way line as established in the Williamson County Major Thoroughfare Plan
 - B. Collector Street: 30 feet from the street centerline

- C. Other: 25 feet from the street centerline
- D. If an easement or private road is used for access, the setback shall be measured from the closest edge of the easement.

c) Double Frontage Lot

A double frontage lot shall provide a front yard setback on both streets. The remaining yards shall meet the side yard setback requirements.

d) Corner Lot

- i) Buildings located on corner lots may have a side yard facing a street. This side yard shall be a minimum of one-half (0.5) of the minimum front yard setback in the applicable zoning district.
- ii) If an easement or private road is used for access, the setback shall be measured from the closest edge of the easement.

(3) Side Yard Setback

The side yard setback shall extend from the required front yard setback line to the required rear yard setback line and shall be measured from the side property line.

(4) Rear Yard Setback

The rear yard setback shall extend the full width of the lot and shall be measured from the rear property line.

(E) HEIGHT MEASUREMENT AND EXCEPTIONS

(1) Height Measurements

Building height shall be measured in number of complete stories above the finished grade for any elevation fronting on a public street including attics, half-stories, mezzanines, at-grade structured parking, but excluding features that are completely below grade, such as basements, cellars, crawl spaces, subbasements, and underground parking structures.

(2) Height Limit Exceptions

- a) Height limits for wireless telecommunication are established by [Section 11.03:\(C\)\(12\): Wireless Telecommunication Facility](#).
- b) Height limits shall not apply to chimneys, church spires, belfries, cupolas, domes, flag poles, monuments, water towers, rooftop dish antennas, or similar appurtenances, provided:
 - i) The appurtenance does not interfere with Federal Aviation Regulations, Part 77, Objects Affecting Navigable Airspace;
 - ii) The appurtenance complies with the screening requirements for mechanical equipment and appurtenances in [Article 15: Landscaping and Bufferyards](#).

Section 23.04: Definitions

100-YEAR FLOOD

See “Base Flood”.

ABUTTING OR ADJACENT

The land, lot, or property adjoining the property in question along a property line or separated only by an alley, easement, or street.

ACCEPTANCE OF FILL MATERIAL

The acceptance of any substance or material, such as (by way of illustration) earth, clay, sand, concrete, rubble, wood chips, bark, or other similar material, that is placed, stored, or dumped upon the ground resulting in an increase and/or change in the natural surface elevation. The acceptance of fill material is considered a temporary use that is not associated with any use type that is classified under the Extractive Industry Use Category in [Table 11.01-I: Table of Allowed Uses](#).

ACCESSORY EQUIPMENT (RELATED TO WIRELESS TELECOMMUNICATION FACILITIES)

Equipment serving or being used in conjunction with a “Telecommunication Facility” or “Support Structure.”

ACCESSORY FACILITY OR STRUCTURE (RELATED TO WIRELESS TELECOMMUNICATION FACILITIES)

An accessory facility or structure serving or being used in conjunction with wireless telecommunications facilities, and located on the same property or lot as the wireless telecommunications facilities, including but not limited to, utility or transmission equipment storage sheds or cabinets.

ACCESSORY STRUCTURE (RELATED TO SPECIAL FLOOD HAZARD AREAS)

For the purposes of [Section 13.05: Special Flood Hazard Area Protection Standards](#), an accessory structure shall mean a subordinate structure to the principal structure on the same lot and, for the purpose of this Ordinance, shall conform to the following:

- Accessory structures shall only be used for parking of vehicles and storage;
- Accessory structures shall be designed to have low flood damage potential;
- Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters;
- Accessory structures shall be firmly anchored to prevent flotation, collapse, and lateral movement, which otherwise may result in damage to other structures; and
- Utilities and service facilities such as electrical and heating equipment shall be elevated or otherwise protected from intrusion of floodwaters.

ACTIVE RECREATIONAL USES (OPEN SPACE)

Facilities for active recreation, including but not limited to: pools, playgrounds, tennis courts, and clubhouses used primarily for recreational purposes.

ADDITION (TO AN EXISTING BUILDING)

Any walled and roofed expansion to the perimeter or height of a building.

ADDITIONAL PRINCIPAL DWELLING

An additional principal dwelling unit located on a single parcel where no subdivision has occurred and where allowed pursuant to [Section 11.04: Accessory Uses and Structures](#).

ADULT-ORIENTED ESTABLISHMENT

Adult-oriented establishment as used in this Ordinance shall have the same meaning as the term “Adult-Oriented Establishment” as used in Section 7-51-1102 of the Tennessee Code Annotated, and in construing this term, the definitions contained in Section 7-51-1102 (1) through (6) of the Tennessee Code Annotated, as amended, are likewise incorporated by reference and made a part of this Ordinance.

AFFIDAVIT OF COMPLIANCE

A statement of agreement to abide by the conditions of the approval of Site Plans, Special Uses, or other approved uses that do not require bonds to ensure compliance. The affidavit shall be signed by the recipient of the permit and notarized.

AGENT

A person with express written consent to act upon another person's behalf.

AGENT, APPLICANT, DEVELOPER, OR SUBDIVIDER (RELATED TO WASTEWATER TREATMENT AND LAND DISPOSAL SYSTEMS)

As used in [Article 20: Wastewater Treatment and Land Disposal Systems](#), "Agent, Applicant, Developer, or Subdivider" means the owner of land proposed to be subdivided or his representative. One who, having an interest in land, causes it, directly or indirectly, to be divided into a subdivision. Consent shall be required from the legal owner of the premises.

AGGRIEVED PARTY

A person with a standing to appeal that is injuriously affected by a decision from any review or decision-making body of the County, including any officer or agent of the County.

AGRICULTURAL

The definition of agriculture as set forth herein shall be applicable to the term wherever it appears in this Ordinance, unless a different definition is specifically made applicable to the Article, Section, or Subsection in which the term appears.

- The land, buildings, and machinery used in the commercial production of farm products and nursery stock;
- The activity carried on in connection with the commercial production of farm products and nursery stock;
- As used in this definition of agriculture, the term "Farm Products" means forage and sod crops; grains and feed crops; dairy and dairy products; poultry and poultry products; livestock, including breeding and grazing; fruits; vegetables; flowers; seeds; grasses; forestry products; fish and other aquatic animals used for food; bees; equine; and all other plants and animals that produce food, feed, fiber, or fur; and
- As used in this definition of agriculture, the term "Nursery Stock" means all trees, shrubs, or other plants, or parts of such trees, shrubs or other plants, grown or kept for, or capable of, propagation, distribution or sale on a commercial basis.

AGRICULTURAL PRODUCT SALES

A retail establishment that is located within a permanent structure, operated in association with an agricultural use, and which predominantly sells and markets agricultural products grown/produced on the associated farm.

AGRI-TOURISM AND EDUCATION FACILITIES

Any structure, land, or combination thereof used for tourism or educational purposes as it relates to an active agricultural use. Agri-tourism relates to activities that focus on the visitation of farms by allowing visitors to experience farm life or providing a service to visitors that showcases and sells the yield or products grown on the farm. Uses that fall under this definition include, but are not limited to, farm markets, homegrown restaurants, and participatory farms. Agri-education relates to instruction about crop production, livestock management, soil and water conservation, and various other aspects of agriculture.

AIRPORTS, LANDING STRIPS, AND HELIPORTS, PRIVATE

Any privately owned land and related structures designed, used, or intended for use for the landing and take-off of aircraft that is licensed and approved as necessary by State and Federal authorities. Such airport, landing strip, or heliport, shall only be open for use by the property owner and shall not include any commercial activities.

AIRPORTS, LANDING STRIPS, AND HELIPORTS, PUBLIC

Any publicly owned land and related structures designed, used, or intended for use for the landing and take-off of aircraft that is licensed and approved as necessary by State and Federal authorities. Such airport, landing strip, or heliport is open for use for commercial activities (e.g., passenger service) and open to the general flying public.

ANIMAL BOARDING FACILITIES

Any structure, land, or combination thereof used, designed, or arranged for the boarding, breeding, or care of dogs, cats, fowl, or other domestic animals, but excluding animals used for agricultural purposes.

ANIMAL HOSPITAL OR VETERINARIAN CLINIC OR ANIMAL GROOMING

A place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. Use as a boarding facility shall be limited to short-time stays and shall be only incidental to the veterinarian facility. Such use type shall also apply to facilities that provide grooming and general care services to animals.

ANIMAL HOSPITAL OR VETERINARIAN CLINIC WITH ANIMAL BOARDING

An establishment that includes both an animal hospital or veterinarian clinic and animal boarding facility, each as defined herein.

ANTENNA

Any system of wires, poles, rods, reflecting discs, or similar devices used for the transmission or reception of electromagnetic waves when such system is either external to or attached to the exterior of a structure.

APPEAL

An Appeal of an administrative decision made by County staff, reviewed and considered by the BZA in accordance with [Section 5.03: Appeal](#).

APPLICANT

A person who is authorized by the provisions of this Ordinance to file an application. See also the definition for "Agent."

APPLICATION

The completed form or forms and all accompanying documents, exhibits, and fees required of an applicant by the appropriate County department, board, or commission as part of the review for an application.

ARCHEOLOGICAL SITE

A concentration of material remains of past human life or activities of historic or prehistoric significance. Examples of material remains include rock art, pottery, basketry, tools, graves, skeletal remains, and structures or portions of structures.

AREA OF SHALLOW FLOODING

A designated AO or AH Zone on a community's Flood Insurance Rate Map (FIRM) with one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate; and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

AREA OF SPECIAL FLOOD HAZARD

See "Special Flood Hazard Area."

AREA OF SPECIAL FLOOD-RELATED EROSION HAZARD

The land within a community which is most likely to be subject to severe flood-related erosion losses. The area may be designated as Zone E on the Flood Hazard Boundary Map (FHBM). After the detailed evaluation of the special flood-related erosion hazard area in preparation for publication of the FIRM, Zone E may be further refined.

AUTHORIZED AGENT

A person, authorized in writing by the property owner, to represent and act for a property owner in contacts with County staff and review board in matters related to an application or this Ordinance.

AUTOMOBILE AND MACHINERY REPAIR

Any building or establishment primarily engaged in the repair and maintenance of automobiles, motorcycles, farm machinery, trailers, or similar vehicles including but not limited to, body, fender, muffler, or upholstery work, oil changes, lubrication, tire services, painting, and installation of aftermarket accessories.

AUTOMOTIVE AND MACHINERY RENTAL OR SALES

Any building or establishment primarily engaged in the sale or leasing of automobiles, motorcycles, farm machinery, trailers, or similar vehicles and machinery.

AUXILIARY DISPOSAL SITE

The auxiliary disposal sites are land or parcels that may be used for effluent disposal and may have other uses. Higher levels of treatment are required for auxiliary disposal sites. These sites shall provide opportunities for beneficial reuse of the treated effluent.

AWNING

A roof like cover that is temporary or permanent in nature, and that projects from the wall of a building for the purpose of shielding an area of a structure and constructed of a rigid supporting framework with a canvas, vinyl or fabric covering.

BACK-UP WASTEWATER DISPOSAL SITE

Back-up wastewater disposal sites or secondary disposal site is the back-up land or parcels used to provide a redundant wastewater disposal site, in the event the primary wastewater disposal site does not provide proper or adequate wastewater disposal. The back-up wastewater disposal site shall be established in the initial approval process and shall be owned by the wastewater treatment system.

BANK OR FINANCIAL INSTITUTION

Establishments engaged in deposit banking. Banks and financial institutions may include, but are not limited to, commercial banks, loan or mortgage companies, stockbrokers, savings institutions, credit unions, and other similar uses.

BAR OR TAVERN

An establishment providing or dispensing, for on-site consumption, any fermented malt beverage, malt beverage, special malt, vinous, or spirituous liquors. The sale of food products including, but not limited to, sandwiches and light snacks may be a secondary use to the service of the aforementioned drinks.

BASE FLOOD

The flood having a one percent chance of being equaled or exceeded in any given year. This term is also referred to as the 100-year flood or the one percent annual chance flood.

BASEMENT

Any portion of a building having its floor subgrade (below ground level) on all sides.

BED AND BREAKFAST

A resident-managed and resident-occupied residential structure used as a lodging establishment where up to five rooms are rented on a nightly basis and in which breakfast is the only meal and is included as part of the basic compensation.

BLOCK

A unit of land bounded by streets or by a combination of streets and public land, railroad rights-of-way, waterways, or any other barriers to the continuity of development.

BLOCK FACE

That portion of a block or tract of land facing the same side of a single street and lying between the closest intersecting street.

BONDABLE IMPROVEMENTS

Improvements for which a Performance or Maintenance bond has been established by the Williamson County Regional Planning Commission.

BORROW PIT

An area from which soil or other unconsolidated material is removed to be used, without further processing, as fill for activities such as landscaping, building construction, or roadway construction and maintenance.

BUFFER OR BUFFERYARD

A strip of land with natural or planted vegetation located between a land use and a side or rear property line intended to separate and partially obstruct the view of adjacent land uses or properties from one another.

BUFFER ZONE

As used in [Article 20: Wastewater Treatment and Land Disposal Systems](#), “Buffer Zone” means the minimum distance from the wetted “Disposal Field” site area to a property line, habitable structure, water well, right-of-way line, water course or other location.

BUILDING

A structure built, maintained, or intended for use for the support, shelter, or enclosure of persons, animals, or property of any kind or any occupancy or storage. The term is inclusive of any part thereof. Where independent units with separate entrances are divided by party walls, each unit is a building.

BUILDING ENVELOPE

The area formed by the front, side, and rear, and any other applicable setbacks, on a lot within which principal buildings must be constructed.

BUILDING LINE

A line that runs parallel and adjacent to the primary building façade.

BUILDING PERMIT

A permit reviewed and approved, approved with conditions, or denied by the Building Codes Director in accordance with [Section 8.03: Building Permit](#).

BUILDING, PRINCIPAL

A building in which the main or primary use of the lot or parcel is conducted, or which is intended to be conducted, is located.

BZA

The Williamson County Board of Zoning Appeals.

CANOPY

A free standing permanent roof-like shelter not attached to or requiring support from an adjacent structure.

CEMETERIES, ACCESSORY

A portion of a lot that is dedicated to the burial of the dead that is accessory to an institutional use and that may include mausoleums, necessary sales, and maintenance facilities.

CEMETERIES, COMMERCIAL

Land used or dedicated to the burial of the dead, including crematoriums, mausoleums, necessary sales, and maintenance facilities. Funeral homes shall be included when operated within the boundary of such commercial cemetery.

CEMETERIES, FAMILY BURIAL GROUNDS

A portion of a lot that is dedicated to the burial of the dead that is accessory to a residential dwelling unit and that does not include any associated uses found in commercial cemeteries such as crematoriums, mausoleums, necessary sales, and maintenance facilities.

CLUBS OR LODGES

Buildings or premises owned or operated by a corporation, association, or group of persons for a social, educational, or recreational purpose, but not primarily for profit or to render a service which is customarily carried on as a business.

CO-LOCATION

The act of placing Telecommunication Equipment on an already existing tower or other established structure being used as a telecommunication structure.

COMMERCIAL IMPRACTICABILITY OR COMMERCIALLY IMPRACTICABLE

The inability to perform an act on terms that are reasonable in commerce; the cause or occurrence of which could not have been reasonably anticipated or foreseen and that jeopardizes the financial efficacy of the project. The inability to achieve a satisfactory financial return on investment or profit, standing alone, shall not deem a situation to be "Commercially Impracticable" and shall not render an act or the terms of an agreement "Commercially Impracticable".

COMMERCIAL MESSAGE

Any sign, wording, logo, or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service, or other commercial activity.

COMPLETED APPLICATION

An application that has been determined to be complete in accordance with Section 3.07: Determination of Application Completeness.

COMPREHENSIVE PLAN

The most recently adopted version of the Williamson County Comprehensive Land Use Plan.

CONFERENCE CENTER

A building or complex of buildings that is used for conferences, seminars, product displays, recreation activities, and entertainment functions, along with accessory functions including, but not limited to, temporary outdoor displays and food and beverage preparation and service for on-premise consumption.

CONGREGATE ASSISTED LIVING CENTERS

A shared residential living environment for six or more elderly residents that includes assistance with daily activities such as dressing, grooming, bathing and meal preparation.

CONGREGATE INDEPENDENT LIVING CENTERS

A shared residential living environment for six or more elderly residents where there are individual dwelling units that contain a kitchen, sleeping area, and bathroom facilities where there may be facilities for group activities or meals but assistance is not required for daily activities. See also the definition for “Congregate Assisted Living Centers”.

CONSERVATION SUBDIVISION⁵³

The division of a tract of land into two or more lots, building sites, or other divisions along with additional land area set aside as open space for conservation, agricultural, recreational, or other rural purposes in accordance with [Section 11.03:\(B\)\(2\): Conservation Subdivisions](#) and [Article 12: Conservation Subdivision Standards](#).

CONSTRUCTION

The erection of any building or structure or any preparations (including land disturbance activities) for the same.

CONSTRUCTION, START OF

For the purposes of [Section 13.05: Special Flood Hazard Area Protection Standards](#), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; and includes the placement of a manufactured home on a foundation. Permanent construction does not include initial land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds, not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

CONSTRUCTION, START OF BUILDING

The inspection and approval by the Building Codes Director of the footing and/or slab, or the placement of other substantial improvements. See also “Construction, Start of.”

⁵³ This definition may be modified during later modules of the Ordinance.

CONSTRUCTION, START OF DEVELOPMENT

The preparation of a site for development in accordance with either an approved plat or plan and following the issuance of a Land Disturbance Permit.

For the purposes of [Section 13.05: Special Flood Hazard Area Protection Standards](#), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; and includes the placement of a manufactured home on a foundation. Permanent construction does not include initial land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds, not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

CONTRACTOR'S OFFICE AND CONSTRUCTION EQUIPMENT SHEDS

A temporary structure dedicated to the storage of equipment or the provision of office space related to a construction project that is designed to be removed upon completion of the project.

CONVENIENCE STORES WITH GASOLINE SALES

A retail store that caters to the motoring public where the sale of food items such as hot or cold drinks, prepackaged foods, road maps, magazines and other publications, automotive maintenance items such as brake fluid, oil, polishes, anti-freeze, and similar products, and other retail items that may be readily purchased. Such store shall also provide for the sale of vehicle fuel and such services as lubrication oil and tire changes, and minor repairs where any repairs or services take place within an enclosed building. This use does not include paint spraying or body/fender repair that is classified as "Automobile and Machinery Repair."

CONVENIENCE STORES WITHOUT GASOLINE SALES

A retail store that caters to the motoring public where the sale of food items such as hot or cold drinks, prepackaged foods, and tobacco, road maps, magazines and other publications, automotive maintenance items such as brake fluid, oil, polishes, anti-freeze, and similar products, and other retail items that may be readily purchased. Such store shall not include the sale of any gasoline as is permitted in "Convenience Stores with Gasoline Sales."

COUNTY

Williamson County, Tennessee.

COUNTY COMMISSION

The Williamson County Board of County Commissioners.

CRITICAL ROOT ZONE

The area inside the dripline of a tree that contains its roots.

CULTURAL INSTITUTIONS

Public or private facilities used for display, performance, or enjoyment of heritage, history, or the arts. This use includes, but is not limited to, museums, libraries, art performance venues, cultural centers, and interpretative sites but does not include movie theaters.

DAY CARE CENTERS

Any nonresidential facility providing care for children, the elderly, or functionally impaired adults in a protective setting for a portion of the day. See also the definition for “Family Child Care Home” and “Group Child Care Home.”

DAY CARE CENTERS ACCESSORY TO AN INSTITUTIONAL USE

A day care center that is incidental to a principal institutional use including, but not limited to, religious institutions and schools.

DBH

See “Diameter at Breast Height.”

DEDICATION

The offer of property interests for transfer from private to public ownership for a public purpose. The dedication may be of fee-simple interest or of a less than fee-simple interest, including an easement.

DENSITY 54

The number of dwelling units per gross acre of land. Gross density shall be the total number of dwelling units as divided by the gross area of a site (including public right-of-way, easements, etc.). Net density shall be the total number of dwelling units divided by the gross area of the site minus any land used for easements and/or rights-of-way.

DEVELOPER

See definition of “Applicant” and “Agent.”

DEVELOPMENT

The initiation, construction, change, or enlargement of any use or structure, the disturbance of land through the removal of trees or ground cover, or the division of land into two or more parcels. “Development” shall include, but not be limited to, the following:

- Construction, alteration, or enlargement of a building or structure;
- Change in the type of use of a building, structure, or land;
- Material increase in the intensity of use of land, such as an increase in the number of businesses, offices, manufacturing establishments, or dwelling units located in a building or structure or on the land;
- Commencement or expansion of resource quarrying or mining, agricultural, horticultural, or forestry activities on a parcel of land;
- Demolition of a structure or the removal of trees from a parcel of land;
- Deposition of refuse, solid or liquid waste, or fill on a parcel of land;
- Alteration, either physically or chemically, of the shore, bank, or channel of any stream, lake, or other body of water or alteration of any wetland; and
- Any land disturbance activity that adds to or changes the amount of impervious or partially impervious cover on a land area or which otherwise decreases the infiltration of precipitation into the soil.

For the purposes of [Section 13.05: Special Flood Hazard Area Protection Standards](#), any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or storage of equipment or materials.

54 We will revisit this definition after reviewing Module 3.

DIAMETER AT BREAST HEIGHT (DBH)

The diameter of a tree taken at four and one-half feet from mean ground level.

DISTRICT

See “Zoning District.”

DISTURBANCE

Removal of vegetative cover, including clearing, grading, filling, and excavating of the land surface.

DRAINAGE

The outflow of water or other fluid from a site whether by natural or artificial means.

DRAINAGEWAY

A natural or artificial channel with or without perceptively defined beds and banks to which surface run-off gravitates and collectively forms a flow of water continuously or intermittently in a definite direction.

DRIP LINE

A vertical line that extends from the outermost branches of a tree’s canopy to the ground around the circumference of the tree.

DRIVEWAY

A private way, other than a street or alley, that provides access to parcels for the use of vehicles and pedestrians.

DWELLING OR DWELLING UNIT

A separate, complete housekeeping unit that has its own kitchen, sleeping area, and full bathroom facilities, but not including hotels, motels, tents, recreational vehicles, or boarding or lodging houses.

DWELLING UNIT, ACCESSORY

A separate, complete dwelling unit that has its own kitchen, sleeping area, and full bathroom facilities. Accessory dwelling units may be contained within or added on to a principal dwelling, be part of an accessory building (e.g., attached to a garage), or the accessory dwelling unit may be a separate structure.

DWELLING UNIT, ACCESSORY COMMERCIAL

A separate, complete dwelling unit with a kitchen, sleeping area, and full bathroom facilities that is associated with a commercial use.

DWELLING, MULTI-FAMILY

A building designed to incorporate two or more dwelling units, where the dwelling unit exceeds the size limits of an accessory dwelling unit and where the dwelling unit is totally separated from the other by a wall or a ceiling.

DWELLING, PRINCIPAL

A dwelling or series of attached dwellings that serve as the principal use on a specific parcel.

DWELLING, SINGLE-FAMILY

A building designed for or used exclusively for residential purposes by one family or housekeeping unit.

DWELLING, SINGLE-FAMILY ON PARCELS OF RECORD

A single-family dwelling located on an individual lot of record.

EASEMENT

Authorization in writing by a property owner for another party to use for a specified purpose any designated part of his property.

EDUCATIONAL FACILITY

Buildings or structures that may include primary schools, elementary schools, middle schools, or high schools. See also the definition of “Educational Facility, Higher.”

EDUCATIONAL FACILITY, HIGHER

Public or private schools conducting regular academic instruction at the college level, including graduate schools, universities, community and junior colleges, colleges, non-profit research institutions, and seminaries which may also include related instructional and recreational uses with or without living quarters, dining rooms, restaurants, heating plants and other incidental facilities for students, teachers and employees.

EFFLUENT

The treated wastewater discharged from a wastewater treatment system and applied to the disposal site(s).

ELEVATED BUILDING

A non-basement building built to have the lowest floor of the lowest enclosed area elevated above the ground level by means of solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwater, pilings, columns, piers, or shear walls adequately anchored so as not to impair the structural integrity of the building during a base flood event.

EMERGENCY FLOOD INSURANCE PROGRAM OR EMERGENCY PROGRAM

The program as implemented on an emergency basis in accordance with Section 1336 of the Act. It is intended as a program to provide a first layer amount of insurance on all insurable structures before the effective date of the initial FIRM.

ENTERTAINMENT ESTABLISHMENT

Indoor continuous entertainment activities such as game arcades, video and pinball parlors, pool halls, indoor firing ranges, and similar types of uses, movie theaters, and similar uses.

EQUESTRIAN FACILITIES

Commercial facilities for the boarding or training of equine owned by persons other than the property owner, which may include stalls, feeding areas, paddocks, haylofts, corrals, and other similar exercise, instructional, or performance areas.

EROSION

The removal of soil particles by the action of water, wind, ice or other geological agents, whether naturally occurring or acting in conjunction with or promoted by anthropogenic activities or effects.

For the purposes of [Section 13.05: Special Flood Hazard Area Protection Standards](#), “Erosion” shall be the process of the gradual wearing away of land masses. This peril is not per se covered under the Program.

EXISTING CONSTRUCTION

Any structure for which the start of construction commenced before the effective date of the initial floodplain management code or resolution adopted by the community as a basis for that community’s participation in the NFIP.

EXISTING MANUFACTURED HOME PARK OR SUBDIVISION

A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, final site grading or the pouring of concrete pads) is completed before the effective date of the first floodplain management code or resolution adopted by the community as a basis for that community’s participation in the NFIP.

EXISTING STRUCTURES

See “Existing Construction.”

EXISTING SYSTEM

See Section <>, Savings Provision.55

EXPANSION

An increase in the size of an existing structure or use, including physical size of the land, building, parking, or other improvements or structures.

EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION

The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

FAA

The Federal Aviation Administration or its duly designated and authorized successor agency.

FAÇADE

The exterior wall on the front, side, or rear elevation of the building regardless of whether the building side faces a street.

FALL ZONE

The radius surrounding a tower which is measured by taking the proposed height of a tower and adding any additional height required to accommodate any proposed antennas or any other appurtenances. For the purposes of a Wind Energy Turbine (WET), the fall zone is the area within which there is a potential hazard from falling debris (such as ice) and, in the case of towers, shall not be less than a radius equal in distance to the total height of the WET. The area within the fall zone shall be under the legal care, custody, and control of the WET applicant.

FAMILY

One or more persons related by blood, marriage, adoption, or guardianship (including foster care), and in addition to and including up to five other unrelated persons, occupying a dwelling unit and living as a single housekeeping unit.

FAMILY CHILD CARE HOME

Any place or facility that is operated by any person or entity that provides child care for three or more hours per day for at least five children but not more than seven children who are not related to the primary caregiver; provided, that the maximum number of children present in the family child care home, including related children of the primary caregiver shall not exceed 12, with the exception that, if the family child care home is operated in the occupied residence of the primary caregiver, children related to the primary caregiver nine years of age or older will not be counted in determining the maximum number of children permitted to be present in a “Family Child Care Home” if those children are provided a separate space from that occupied by the family child care home.

FARM

See definition of “Agricultural.”

55 This definition is specific to the Wastewater Treatment and Land Disposal Regulations.

FARM WINERIES

Establishments located on a farm with a producing vineyard, orchard or similar growing area and with facilities on the premises for fermenting and bottling wine and wine related beverages, as well as an area devoted to the sampling and sales of wine and wine-related products.

FCC

The Federal Communications Commission or its duly designated and authorized successor agency.

FENCE

An artificially constructed barrier of wood, masonry, stone, wire, metal, or other manufactured material or combination of materials erected to enclose, screen, or separate areas.

FILL MATERIAL

See definition of "Acceptance of Fill Material."

FILLING

The depositing on land, whether submerged or not, of sand, gravel, earth, or other materials of any composition whatsoever.

FINAL PLAT

A map or plan of record of a subdivision and any accompanying material, as described in the Williamson County Subdivision Regulations.

FIREWORK SALES

A business that sells fireworks for a temporary period of time.

FIRM

See "Flood Insurance Rate Map."

FLOOD ELEVATION DETERMINATION

A determination by the Federal Emergency Management Agency (FEMA) of the water surface elevations of the base flood, that is, the flood level that has a one percent or greater chance of occurrence in any given year.

FLOOD ELEVATION STUDY

An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) or flood-related erosion hazards.

FLOOD HAZARD BOUNDARY MAP (FHBM)

An official map of a community, issued by FEMA, where the boundaries of areas of special flood hazard have been designated as Zone A.

FLOOD INSURANCE RATE MAP (FIRM)

An official map of a community, issued by FEMA, delineating the areas of special flood hazard or the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY

The official report provided by FEMA, evaluating flood hazards and containing flood profiles and water surface elevation of the base flood.

FLOOD OR FLOODING

A general and temporary condition of partial or complete inundation of normally dry land areas from:

- The overflow of inland or tidal waters.
- The unusual and rapid accumulation or runoff of surface waters from any source.

FLOOD PROTECTION SYSTEM

Those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a special flood hazard and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

FLOODPLAIN ADMINISTRATOR

The floodplain administrator for Williamson County shall be the County Engineer.

FLOODPLAIN MANAGEMENT

The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

FLOODPLAIN OR FLOODPRONE AREA

Any land area susceptible to being inundated by water from any source (See definition of “Flooding”).

FLOODPROOFING

Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities and structures and their contents.

FLOOD-RELATED EROSION

The collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood, or by some similarly unusual and unforeseeable event which results in flooding.

FLOOD-RELATED EROSION AREA MANAGEMENT

The operation of an overall program of corrective and preventive measures for reducing flood-related erosion damage, including but not limited to emergency preparedness plans, flood-related erosion control works and floodplain management regulations.

FLOOD-RELATED EROSION AREA OR FLOOD-RELATED EROSION PRONE AREA

A land area adjoining the shore of a lake or other body of water, which due to the composition of the shoreline or bank and high water levels or wind-driven currents, is likely to suffer flood-related erosion damage.

FLOODWAY

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

FLOOR

The top surface of an enclosed area in a building (including basement), i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction.

FLOOR AREA⁵⁶

The sum of the gross floor area for each of a building's stories measured from the interior wall dimensions. The floor area of a building includes basement floor area. Attic floor area is included only if the attic area meets the Williamson County Building Code standards for habitable floor area. Not included are cellars and unenclosed porches or any floor space in an accessory building or in the principal building which is designed for the parking of motor vehicles in order to meet the parking requirements of this Ordinance. The definition of floor area does not include the area of a garage designed for the parking of motor vehicles in order to meet the parking requirements of this Ordinance.

FOOTCANDLE

A unit of illumination produced on a surface, all points of which are one foot from a uniform point source of one standard candle.

FOOTPRINT

The area of a building measured from the exterior surface of the exterior walls at grade level where a building is elevated above grade level.

FREEBOARD

A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. Freeboard tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, blockage of bridge or culvert openings, and the hydrological effect of urbanization of the watershed.

FREEWAY

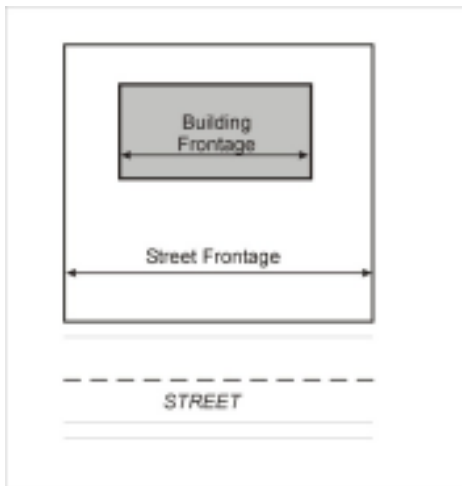
Arterial highways with restricted or limited access, (e.g., Interstate-65, Interstate-40, the Natchez Trace, and State Route-840) as established in the Williamson County Major Thoroughfare Plan.

FRONT FAÇADE

That façade of a building that abuts the required front yard.

FRONTAGE, BUILDING

The length of an enclosed building facing a public or private street.



FRONTAGE, STREET

The distance along which a property line of a lot adjoins a street.

⁵⁶ We will revisit this definition after reviewing Module 3.

FUNCTIONALLY DEPENDENT USE

A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

FUNERAL HOME

An establishment that provides human funeral services, including embalming and memorial services. Crematories are accessory uses to a funeral home.

GARAGES AND CARPORTS

A building, or part thereof, used or intended to be used for the parking and storage of motor vehicles that includes, at a minimum, a roof on supporting walls or columns.

GENERAL INDUSTRIAL SERVICES

Establishments providing industrial services to individuals or businesses that may include welding shops, machinery repair, cleaning services, and other business or industrial related services.

GLARE

The effect from a light source with an intensity sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

GOLF COURSE

A tract of land laid out with at least nine holes for playing the game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse (with or without eating facilities), shelters, a driving range, putting green, maintenance facilities, an irrigation system, and outdoor storage of materials and equipment.

GOLF DRIVING RANGE

A driving range is a limited area on which players do not walk, but onto which they drive golf balls from a common driving tee.

GOVERNMENT MAINTENANCE, STORAGE, OR DISTRIBUTION FACILITY

A facility housing government shops, maintenance and repair centers, equipment, and outdoor storage yards.

GOVERNMENT OFFICE

An office of a governmental agency that provides administrative and/or direct services to the public, such as, but not limited to, employment offices, public assistance offices, or motor vehicle licensing and registration services.

GRADE

The average level of the finished surface of the ground.

GRADING

Any operation or occurrence by which the existing site elevations are changed; or where any ground cover, natural or man-made, is removed, or any watercourse or body of water, either natural or man-made, is relocated on any site, thereby creating an unprotected area. This includes stripping, cutting, filling, stockpiling, or any combination thereof, and shall apply to the land in its cut or filled condition.

GREENHOUSE, ACCESSORY TO A RESIDENTIAL USE

An enclosed building, permanent or portable, that is largely constructed of glass, glasslike or translucent material, cloth, or lath, which is devoted to the protection or cultivation of flowers and other small plants and which is accessory to a residential use.

GROCERY STORE

An establishment engaged in retail and/or wholesale sale of food, foodstuffs, sundries, or other common household items to members of the public.

GROSS DENSITY

See “Density.”

GROUP CHILD CARE HOME

Any place or facility operated by any person or entity that provides child care for three or more hours per day for at least eight children who are not related to the primary caregiver; provided, however, that the maximum number of children present in a group child care home, including those related to the primary caregiver, shall not exceed 12 children, with the exception that, if the group child care home is operated in the occupied residence of the primary caregiver, children related to the primary caregiver nine years of age or older will not be counted in determining the maximum number of children permitted to be present in a group child care home, if those children are provided a separate space from that occupied by the group child care home; and, provided, further, that up to three additional school age children, related or unrelated to the primary caregiver, may be received for child care before and after school, on school holidays, on school snow days and during summer vacation.

HAUL ROAD

Any road constructed, improved, or used by the operation (except public roads) that ends at the pit or mine and which is located within the permitted area.

HEAVY INDUSTRIAL USES

Manufacturing or other enterprises with significant external effects (e.g., significant outdoor manufacturing or storage) or which pose significant risks due to the involvement of explosives, radioactive materials, poisons, pesticides, and other hazardous materials. Examples of such uses include the manufacturing of alcoholic beverages, processing of meat products, processing of chemicals, petroleum, or coal products, manufacturing of rubber and plastics, leather tanning, manufacturing of stone, clay, glass, and metal products. Other uses include the manufacturing of electrical distribution equipment, railroad yards, processing of asphalt, and transportation related industries.

HEIGHT (RELATED TO WIRELESS TELECOMMUNICATION FACILITIES)

When referring to a tower or structure, the distance measured from the pre-existing grade level to the highest point on the tower or structure, even if said highest point is an antenna or lightening protection device. The height of a tower or structure shall be measured by the existing height at the time this Ordinance was adopted. Any increase in height of an existing tower that exceeds the height limitations of this Ordinance, and shall be considered an extension, shall be required to meet the permitting requirements for said extension.

HEIGHT, BUILDING

The vertical distance, as measured in stories, from the average ground elevation to the highest point of a building or structure. See [Section 23.03:\(E\): Height Measurement and Exceptions](#).

HIGHEST ADJACENT GRADE

The highest natural elevation of the ground surface, prior to construction, adjacent to the proposed walls of a structure.

HIGHWAY COMMISSION

The Williamson County, Tennessee, Highway Commission.

HILLTOPS AND RIDGETOPS

Hilltops and ridgetops are areas of land with a slope of less than 15%, located directly above moderately steep and/or very steep slope areas, and that are completely surrounded by such steep slope areas. See Figure <>.

HISTORIC SITE

A site that contains any structure or site listed on the National Register of Historic Places, and/or contains historic, dry-laid stonewalls, cemeteries, archaeological sites, or vestiges of early human habitation.

HISTORIC STRUCTURE (RELATED TO SPECIAL FLOOD HAZARD AREAS)

For the purposes of [Section 13.05: Special Flood Hazard Area Protection Standards](#), historic structure shall mean any structure that is:

- Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- Individually listed on the Tennessee inventory of historic places and determined as eligible by states with historic preservation programs which have been approved by the Secretary of the Interior; or
- Individually listed on the Williamson County, Tennessee inventory of historic places and determined as eligible by communities with historic preservation programs that have been certified either:
 - By the approved Tennessee program as determined by the Secretary of the Interior or
 - Directly by the Secretary of the Interior.

HOLDER

The individual, corporation, or other entity that holds a Zoning Certificate issued under this Zoning Ordinance.

HOME OCCUPATION

A business, occupation, or profession for financial gain or profit that is incidental to a residential dwelling, operated by a resident occupant of the dwelling unit and which occupation is clearly incidental to and accessory to the residential use of the property.

HOSPITAL

An institution which provides inpatient and outpatient medical and/or surgical care to sick or injured persons.

HOTEL

A building in which temporary lodging, with or without meals, is offered for compensation and in which there are individual sleeping rooms. Such use shall not include “Bed and Breakfast Establishments.”

HOUSEKEEPING UNIT

One or more persons occupying a dwelling unit and living as a single group, and doing their own cooking on the premises as distinguished from a group occupying a bed and breakfast establishment, or hotel.

IMPERVIOUS SURFACE

Impervious surfaces are those which do not absorb water.

INNER AND OUTER APPROACH SURFACE

A surface longitudinally centered on the extended runway centerline and extending outward and upward from each end of the primary surface. An approach surface is applied to each end of each runway based upon the type of approach available or planned for that runway end.

- The inner edge of the approach surface is the same width as the primary surface and it expands uniformly to a width of:
 - 1,250 feet for that end of a utility runway with only visual approaches;
 - 1,500 feet for that end of a runway other than a utility runway with only visual approaches;
 - 3,500 feet for that end of a non-precision instrument runway other than utility, having visibility minimums greater than three-fourths of a statute mile;
 - 2,000 feet for that end of a utility runway with a non-precision instrument approach;
 - 4,000 feet for that end of a non-precision instrument runway, other than utility, having a non-precision instrument approach with visibility minimums as low as three-fourths statute mile; and
 - 16,000 feet for precision instrument runways.
- The approach surface extends for a horizontal distance of:
 - 5,000 feet at a slope of 20/1 for all utility and visual runways;
 - 10,000 feet at a slope of 34/1 for all non-precision instrument runways other than utility; and,
 - 10,000 feet at a slope of 50/1 with an additional 40,000 feet at a slope of 40/1 for all precision instrument runways.
- The outer width of an approach surface to an end of a runway will be that width prescribed in this Subsection for the most precise approach existing or planned for that runway end.

INSTITUTIONAL SINGLE-FAMILY HOME (1-8 RESIDENTS)

A home in which eight or fewer unrelated mentally retarded, mentally handicapped or physically handicapped persons reside, and may include three additional persons acting as houseparents or guardians, who need not be related to each other or to any of the mentally retarded, mentally handicapped or physically handicapped persons residing in the home. If such home is operated on a commercial basis, it shall be classified as a "Residential Institutional (1-8 Residents)" use type, subject to applicable standards.

INTERMITTENT STREAM

Natural or man-made watercourses that cease to flow for sustained periods during a normal rainfall year (typically during the late summer or fall months).

INTERPRETATION

A formal request, submitted in writing to the Planning Director, requesting a written Interpretation in accordance with [Article 9: Interpretations](#).

JUNK

Means old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber, debris, waste, or junked, dismantled or wrecked automobiles, or parts of junked, dismantled or wrecked automobiles, iron, steel, and other old or scrap ferrous or nonferrous material.

JURISDICTIONAL WETLAND

An identified wetland area subject to jurisdiction of any Federal or State regulation.

KARST BUFFER AREA

An area surrounding a karst feature intended to protect the natural resource and the surrounding development from the safety hazards related to karst features.

KARST FEATURES

Karst features shall include, but are not limited to, closed topographic depressions, soil dropouts in solution enlarged joints, exposed solution enlarged joints, sinking streams, groundwater seeps, sinkholes, surface depressions and caves.

LAND DISTURBANCE PERMIT

A permit to allow for the cutting, disturbing, filling, moving of earth, or other land disturbing activities as regulated by the Williamson County Storm Water Management Regulations.

LAND DISTURBING ACTIVITY

An activity on property that results in a change in the existing soil cover, both vegetative and non-vegetative, and/or the existing soil topography. Land disturbing activities include, but are not limited to, development, redevelopment, demolition, construction, reconstruction, clearing, grading, filling, and excavation.

LAND USE PLAN

See “Comprehensive Plan.”

LANDFILL, PRIVATE

A privately owned facility, other than a land application unit, where solid wastes are disposed of by burial in excavated pits or trenches or by placement on land and covering with soil or other approved material.

LANDSCAPING PLAN

A plan that demonstrates how a proposed development will comply with the provisions of [Article 15: Landscaping and Bufferyards](#) of this Ordinance.

LEVEE

A man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.

LEVEE SYSTEM

A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

LEVEL OF SERVICE (LOS)

A measure of effectiveness by which traffic engineers determine the quality of service on elements of a transportation network.

LIGHT INDUSTRIAL USES

A use engaged in the manufacturing, production, processing, fabrication, assembly, treatment, repair, or packaging of finished products, predominately from previously prepared or refined materials (or raw materials that do not need refining). Such uses may include assembly of component parts and the creation of products for sale to wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor, or vibration. Examples may include research and development facilities, production assembly, manufacturing of electronic instruments or components, manufacturing of wood products, furniture, and apparel, printing and publishing businesses, preparation of food products (e.g., non-retail bakery), and pharmaceutical manufacturing.

LIQUOR STORE

An establishment licensed by the State exclusively for the retail sale of alcoholic beverages, excluding beer, in original packages for consumption off the premises where sold.

LOADING SPACE

A space designed and located on lot for the temporary parking of commercial vehicles while loading or unloading merchandise or materials.

LOT

A parcel of land that is part of a plat, legally recorded in the Williamson County Register of Deeds, occupied or intended to be occupied by a principal use or structure.

LOT (WASTEWATER TREATMENT)

As used in [Article 20: Wastewater Treatment and Land Disposal Systems](#), a “Lot” is a parcel of land that:

- is undivided by any street or private road;
- is occupied by or designated to be developed for buildings or principal uses which must meet all zoning and subdivision requirements of these regulations and the Williamson County Zoning Ordinance;
- contains the accessory buildings or uses customarily incidental to such building, use, or development, including such open spaces and yards as are designed and arranged or required by the Zoning Ordinance for such building, use, or development.

LOT AREA

The area contained within the boundary lines of a lot.

LOT LINE

See definition of “Property Line.”

LOT OF RECORD

See “Parcel of Record”.

LOT WIDTH

Lot width is the distance between the side property lines measured along the front property line and shall be maintained to the minimum front yard setback line. See [Figure 23.04-A](#).

LOT, CORNER

A lot abutting two or more streets at their intersection. See [Figure 23.04-A](#).

LOT, DOUBLE FRONTAGE

A lot which has a front line abutting on one street and a back or rear lot line abutting on another street. See [Figure 23.04-A](#).

LOT, FLAG

A lot consisting of two distinct portions:

- The flag, which comprises the main body of the lot and which includes the lot's building envelope; and
- The flagpole, which connects the flag portion of the lot to the road and which, at any point, is less than the minimum lot width for the zoning district in which it is located. See [Figure 23.04-A](#).

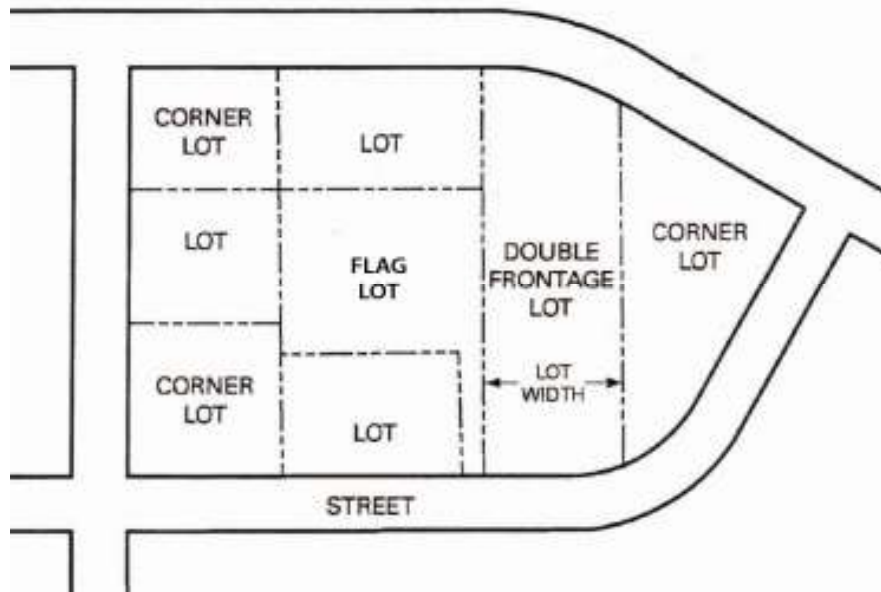


Figure 23.04-A: Illustration of lot configurations and types.

LOT, NONCONFORMING

A lot, the area, dimensions, or location of which was lawful prior to the effective date of this Ordinance, which no longer conforms to the dimensional standards because of an amendment to this Ordinance.

LOWEST FLOOR

The lowest floor of the lowest enclosed area, including a basement. An unfinished or flood resistant enclosure used solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Ordinance.

LUMINAIRE

A complete lighting unit consisting of one or more lamps, together with the components designed to distribute the light, to position and protect the lamps, and to connect the lamps to the electrical power supply. Luminaire shall not include the light pole or sign support structure used to support the luminaire.

MAINTENANCE GUARANTEE OR BOND

A guarantee of facilities or work to ensure the correction of any failures of any improvements required pursuant to this Ordinance or to maintain same.

MANUFACTURED HOME

A factory-manufactured dwelling designed for and occupied by not more than one family or housekeeping unit that consists of sections constructed on two or more chassis, meeting the minimum standards of HUD specifications and mounted on a permanent foundation.

For the purposes of [Section 13.05: Special Flood Hazard Area Protection Standards](#), a structure, transportable in one or more sections, which is built on a permanent chassis and designed for use with or without a permanent foundation when attached to the required utilities. The term Manufactured Home does not include a Recreational Vehicle.

MANUFACTURED HOME PARK OR SUBDIVISION

A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

MAP (RELATED TO SPECIAL FLOOD HAZARD AREAS)

The Flood Hazard Boundary Map (FHBM) or the Flood Insurance Rate Map (FIRM) for a community issued by FEMA.

MEAN SEA LEVEL

The average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For the purposes of this Ordinance, the term is synonymous with the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, or other datum, to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

MEDICAL OR DENTAL CLINIC

Office or clinic uses concerned with the diagnosis, treatment, and care of human beings related to medical or dental. This definition does not include hospitals or outpatient facilities.

MINING OPERATION

The process of obtaining sand, gravel, rock aggregate, clay or similar materials from an open excavation in the earth for financial gain.

MIXED USE/MULTI-TENANT DEVELOPMENT

Development of a lot or structure with two or more different principal uses or nonresidential tenants.

MOBILE HOME

A transportable, factory-manufactured dwelling designed for and occupied by not more than one family or housekeeping unit that is constructed as a single self-contained unit and mounted on a single chassis. All mobile homes shall meet minimum standards of HUD specifications.

MOBILE HOME PARK

A development containing mobile home lots for sale or for rent, including mobile home subdivisions.

MOBILE HOME PLOT

The portion of a mobile home park dedicated for occupation by a single mobile home that shall include the mobile home stand and any private yard space dedicated to such mobile home.

MOBILE HOME STAND

That part of a mobile home lot that has been reserved for the placement of a mobile home.

MODERATELY STEEP SLOPES

Steep slope areas are areas where the slope is between 15 and 25 percent.

MODIFICATION OR MODIFY (RELATED TO WIRELESS TELECOMMUNICATION FACILITIES)

The addition, or change of any of the components of a wireless facility, such as antennas, cabling, equipment shelters, landscaping, fencing, utility feeds, changing the color of the structure, increase height of the structure, vehicular access, parking and/or an upgrade or changeout of equipment for better or more modern equipment. Adding a new wireless carrier or service provider to a telecommunications tower or telecommunications site is a modification and shall be permitted as such. A modification shall not include the replacement of any components of a wireless facility where the replacement is the same kind or similar to the component(s) being replaced and does not increase the height of the structure or installation of an antenna which does not increase the height of the telecommunication structure.

MODULAR HOME

A dwelling unit constructed on-site in accordance with the applicable building code and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. Such home shall be deemed a single-family dwelling if it meets all other applicable requirements of this Ordinance. Modular homes shall meet the specifications of Southern Building Code Congress and/or the Tennessee Modular Building Code, and mounted on a permanent foundation.

MOTORIZED CART

A motor vehicle having no less than three wheels and an unladen weight of 1,300 pounds or less that cannot operate at more than 20 miles per hour (e.g., golf carts).

NATIONAL GEODETIC VERTICAL DATUM (NGVD)

As corrected in 1929, a vertical control used as a reference for establishing varying elevations within the floodplain.

NEW CONSTRUCTION (RELATED TO SPECIAL FLOOD HAZARD AREAS)

For the purposes of [Section 13.05: Special Flood Hazard Area Protection Standards](#), any structure for which the start of construction commenced on or after the effective date of the initial floodplain management Resolution and includes any subsequent improvements to such structure.

NEW MANUFACTURED HOME PARK OR SUBDIVISION

A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of this Ordinance or the effective date of the initial floodplain management resolution and includes any subsequent improvements to such structure.

NIER (RELATED TO WIRELESS TELECOMMUNICATION FACILITIES)

Non-Ionizing Electromagnetic Radiation

NONCONFORMITY

A nonconforming use, structure, parcel of record, site feature, or sign.

NONTRADITIONAL SEWAGE TREATMENT AND DISPOSAL SYSTEMS

As used in this Ordinance, the phrase 'non-traditional sewage disposal systems' does not include subsurface sewage disposal systems that are subject to the permitting requirements of Tennessee Code Annotated, Title 68, Chapter 221, Part 4, nor to wastewater collection and disposal systems that are owned or operated by a governmental entity.

NONTRADITIONAL SEWAGE TREATMENT AND DISPOSAL SYSTEMS – NONRESIDENTIAL

These uses are designed to collect, treat, and store wastewater from nonresidential uses and to utilize land to dispose of the treated effluent. The system includes all components, such as treatment mechanisms and methodologies, collection lines, tanks, pump stations, storage ponds and disposal systems.

NONTRADITIONAL SEWAGE TREATMENT AND DISPOSAL SYSTEMS – RESIDENTIAL

These uses are designed to collect, treat, and store wastewater and to utilize land to dispose of the treated effluent. Although these uses are intended to primarily serve residential uses, nonresidential uses may also utilize these systems. The system includes all components, such as treatment mechanisms and methodologies, collection lines, tanks, pump stations, storage ponds and disposal systems.

NORTH AMERICAN VERTICAL DATUM (NAVD)

As corrected in 1988, a vertical control used as a reference for establishing varying elevations within the floodplain.

NURSERY

An enterprise which conducts the retail and wholesale sale of plants.

OFFICES

Establishments providing executive, management, administrative, or professional services including, but not limited to, real estate, architecture, legal, travel, employment, advertising, design, engineering, accounting, and similar uses.

OFFICIAL ZONING MAP

The Official Zoning Map of Williamson County, Tennessee.

OPEN SPACE SET-ASIDE

Land or water areas retained for use as active or passive recreation areas or for resource protection in an essentially undeveloped state.

OUTDOOR DISPLAYS AND SALES

The placement of products or materials for sale outside of a retail or wholesale sales establishment.

OUTDOOR STORAGE

The keeping, in an unroofed area, of any goods, junk, material, merchandise, or vehicles in the same place for more than 24 hours.

OUTPATIENT FACILITY

A facility where patients, who are not lodged overnight, are admitted for examination and treatment by one person or a group of persons practicing any form of the healing arts, whether such persons be medical doctors, chiropractors, osteopaths, chiropodists, naturopaths, optometrists, or any such profession, the practice of which is regulated by the State.

OWNER (RELATED TO NONTRADITIONAL SEWAGE TREATMENT AND DISPOSAL SYSTEMS)

As used in [Article 20: Wastewater Treatment and Land Disposal Systems](#), “Owner” means any person, group of persons, firm or firms, corporation or corporations, or any other legal entity, excluding homeowners’ associations or other trust indentures, having legal title to or sufficient proprietary interest in the wastewater treatment and disposal systems described in this Ordinance in [Article 20: Wastewater Treatment and Land Disposal Systems](#).

PARCEL⁵⁷

Any legally described piece of land that is created by a partition of land, subdivision, deed, or other instrument recorded with the Williamson County Register of Deeds. See also the definitions of “Lot” and “Site.”

PARCEL OF RECORD

Any validly recorded lot which at the time of its recordation complied with all applicable laws, ordinances, and regulations.

PARKING AISLE

A vehicular traffic way or lane within an off-street parking area, used as means of ingress/egress from parking spaces.

PARKING AREA

The entire paved area that encompasses all parking spaces and the parking aisles that provide access to those spaces but that does not include the entry drive or driveway with no direct access to a parking space.

PARKING SPACE

An off-street space available for the parking of one motor vehicle conforming to the standards of this Ordinance.

PARKS OR GENERAL OPEN SPACE

Land used for recreation, exercise, sports, education, rehabilitation, or similar activities, or a land area intended to enhance the enjoyment of natural features or natural beauty, specifically excluding commercially operated amusement parks. Also included are passive recreational uses including but not limited to, arboretums, areas for hiking, nature areas, and wildlife sanctuaries.

PASSIVE RECREATIONAL USES (OPEN SPACE)

Areas used for recreational and/or educational pursuits, which can be carried out with little alteration or disruption to the area in which they are performed. Such uses may include but are not limited to walking, jogging, biking, picnicking, fishing, preservation of natural areas and scenic resources, parks, environmental education, and wildlife habitat protection.

PERFORMANCE GUARANTEE OR BOND

A financial guarantee to ensure that all improvements, facilities or work required by this Ordinance will be completed in compliance with the Ordinance, regulations and the approved plans and specifications of a development.

PERMIT (RELATED TO WIRELESS TELECOMMUNICATION FACILITIES)

The official document or building permit by which an applicant is allowed to construct and use wireless telecommunications facilities or equipment as granted or issued by the County. This definition is not limited to Zoning Certificates.

PERSON

Any individual, corporation, government agency, government official, business trust, partnership, association, two or more persons having a joint interest, or any other legal entity.

⁵⁷ We will revisit this definition after the review of Module 3.

PERSONAL SERVICE ESTABLISHMENTS

Establishments that are primarily engaged in providing services generally involving the care of the person or person's possessions. Personal services may include, but are not limited to, laundry and dry-cleaning services, barber shops, beauty salons, health and fitness studios, music schools, informational and instructional services, tanning salons, and portrait studios.

PLANNING COMMISSION

The Williamson County Regional Planning Commission.

PLATTED SUBDIVISION

A subdivision that has been formally recorded by the Williamson County Register of Deeds.

PRELIMINARY PLAT

The preliminary drawing or drawings, required as part of the subdivision process, indicating the manner or layout of the subdivision to be submitted to the Planning Commission for approval.

PRIMARY SURFACE

For the purposes of public or private airports, landing strips, and heliports, the primary surface shall be a surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, the primary surface extends 200 feet beyond each end of that runway; but when the runway has no specially prepared hard surface, or planned hard surface, the primary surface ends at each end of that runway. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline. The width of a primary surface is:

- 250 feet for utility runways having only visual approaches.
- 500 feet for utility runways having non-precision instrument approaches.
- For other than utility runways the width is:
 - 500 feet for visual runways having only visual approaches.
 - 1,000 feet for a non-precision instrument runway having non-precision instrument approach with visibility minimums as low as three-fourths of a statute mile, and for precision instrument runways.
 - 500 feet for non-precision instrument runways having visibility minimums greater than three-fourths statute mile.

The width of the primary surface of a runway will be that width prescribed in this section for the most precise approach existing or planned for either end of that runway.

PRIVATE RECREATIONAL CENTERS

A recreational facility or club that is exclusively for the use of residents of a subdivision or development that may include swimming pools, tennis courts, clubhouses, and putting greens. Such use does not include "Golf Courses," and "Driving Ranges" nor, does it include any type of "Recreational and Athletic Facilities" use.

PRODUCE STAND/SEASONAL SALES

A temporary structure or vehicle used in the sale of agricultural products such as fruits, vegetables, and juices where such facilities may sell agricultural products not grown on site. Seasonal sales, including the sale of such items as Christmas trees, pumpkins, seasonal produce, and similar agricultural products, which may be permitted on a temporary basis pursuant to [Section 11.05: Temporary Uses and Structures](#).

PROPERTY LINE

A line of record bounding a lot that divides one lot from another lot, a public right-of-way or any other public or private space. A property line may also be called a "Lot Line."

PROPERTY LINE, FRONT

That boundary of a lot which abuts an existing or dedicated public or private street or easement.

PROPERTY LINE, REAR

The property line that is opposite and most distant from the front property line.

PROPERTY LINE, SIDE

Any property line other than a front or rear property line.

PROPERTY LINE, STREET

See definition of "Property Line, Front."

PUBLIC HEARING

A meeting open to the public advertised in advance in the local printed media, or as otherwise required by statute, concerning proposed ordinances, amendments or other official County business which require public participation and input.

PUBLIC SAFETY SERVICES

Facilities operated by public agencies for the protection of the public that may include fire stations and other firefighting facilities, sheriff and police stations, and emergency medical service facilities.

QUORUM

The minimum number of board members that must be present in order to conduct official business or take official action.

REAL ESTATE SALES OFFICE/MODEL HOME SALES

A dwelling unit temporarily converted into a sales and display office or a temporary sales office established in a development or subdivision for the purpose of providing an example of the units in the development.

REASONABLY SAFE FROM FLOODING

Base flood waters will not inundate the land or damage structures to be removed from the Special Flood Hazard Area and that any subsurface waters related to the base flood will not damage existing or proposed structures.

RECREATIONAL AND ATHLETIC FACILITIES, INDOOR

Recreational facilities that are contained primarily within an enclosed structure including skate centers, gymnastics schools, indoor ball fields, swimming pools, bowling alleys, fitness centers, racquetball/tennis facilities, etc.

RECREATIONAL AND ATHLETIC FACILITIES, OUTDOOR

Outdoor recreational facilities including, but not limited to, jogging, cycling, tot lots, play-fields, playgrounds, ball fields, outdoor swimming pools, and tennis courts. Private parks and other open space such as youth recreation camps, are also considered outdoor recreational and athletic facilities.

RECREATIONAL VEHICLE

A vehicular unit that is designed to be used primarily for recreational purposes. Examples include, but are not limited to, travel trailers, motor homes, boats, snowmobiles, and jet skis. Recreational vehicles shall include any mobile structure designed for temporary occupancy but shall not include mobile homes or manufactured homes. Recreational vehicle shall also include any trailers related to the main vehicle.

For the purposes of [Section 13.05: Special Flood Hazard Area Protection Standards](#), a recreation vehicle which is:

- Built on a single chassis;
- 400 square feet or less when measured at the largest horizontal projection;
- Designed to be self-propelled or permanently towable by a light duty truck;
- Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

RECYCLING CENTERS

A building in which recyclable material (e.g., paper, glass, plastic, and metal) is collected, processed, and/or baled in preparation for shipment to others who will use those materials to manufacture new products.

RECYCLING DROP-OFF OR OTHER DROP-OFF BOXES

A small collection facility where recyclable materials, clothing, or household goods are purchased or accepted from the public. Typical uses include neighborhood recycling stations and thrift store collection trucks.

REGIONAL SYSTEM

A central sewage treatment facility with an accompanying collection network that qualifies as a regional system in accordance with the provisions of Section <> (1.9 of this Article XII58). Must be designed to properly provide for the safe treatment and disposal of the generated raw sewage. Subject to the approval of the appropriate state agency and the Planning Commission.

REGULATORY FLOODWAY

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

RELIGIOUS INSTITUTION

A building, together with its accessory buildings and uses, where persons regularly assemble for religious worship and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to facilitate public worship.

REPAIRS OR MAINTENANCE (RELATED TO WIRELESS TELECOMMUNICATION FACILITIES)

The repair, maintenance, or replacement of any components of a wireless facility where the repair, maintenance or replacement is the same or similar type of component being replaced without the addition, removal or change of any of the physical components or aspects of a wireless facility as originally permitted.

RESEARCH AND DEVELOPMENT FACILITIES

An establishment that conducts research, development, or controlled production of high-technology electronic, industrial, or scientific products or commodities for sale or laboratories conducting educational or medical research or testing.

58 NOTE TO STAFF: These old cross-references are only here temporarily as a reminder of the old cross-reference until the initial review by Staff confirms any reformatting and/or renumbering.

RESIDENTIAL BUSINESS

A business that is accessory to a residential use, is operated by a resident occupant of the property, and is more intensive than a "Home Occupation."

RESIDENTIAL DISPOSAL USE

These uses are designed to collect and possibly store treated residential wastewater received from offsite treatment facilities. These uses utilize land disposal of the treated effluent after it has been treated at a location offsite. The system includes all components such as collection lines, pump stations, storage ponds, and disposal systems. These uses are subject to Site Plan approval by the Planning Commission and may be located on a development property.

RESIDENTIAL INSTITUTIONAL (1-8 RESIDENTS)

These uses include group homes, convents or monasteries, nursing homes, protective living facilities, and sheltered care homes that are not classified as "institutional single-family homes (1-8 residents)" but that houses eight or fewer unrelated persons. See also definitions for "Retirement Communities" and "Residential Institutional (9 or More Residents)."

RESIDENTIAL INSTITUTIONAL (9 OR MORE RESIDENTS)

These uses include group homes, convents or monasteries, nursing homes, protective living facilities, and sheltered care homes that house nine or more unrelated persons. See also definitions for "Retirement Communities," "Institutional Single-Family Homes (1-8 Residents)," and "Residential Institutional (1-8 Residents)."

RESTAURANT

An establishment whose principal business is the selling of food and beverages to the customer in a ready to consume state, in individual servings. This use type does not include those restaurants serving food and/or beverages to customers in vehicles. See definition of "Restaurant, Drive-In."

RESTAURANT, DRIVE-IN

An establishment whose principal business is the sale of food and/or beverages in a ready-to-consume state. The products sold are usually served in containers that are either edible or made of paper, plastic, or other disposable material. Consumption of the products may be within the restaurant building, a motor vehicle that is parked on the premises, or off the premises, in a car or home or other locations as carry-out services.

RETAIL SALES AND SERVICE, EXTENSIVE

Establishments primarily engaged in the sale of goods and materials to the general public and which have large amounts of exterior services and/or storage areas or in partially enclosed structures. Examples of this use type include lumberyards, building material sales, garden centers, and other similar uses. Extensive sales and service uses shall also include large scale retail establishments that exceed 50,000 square feet in size.

RETAIL SALES AND SERVICE, GENERAL

Establishments primarily engaged in the sale of goods and materials to the general public and which do not have outdoor storage or services, but may have outdoor displays. Examples of this use type may include, but are not limited to, bookstores, antique stores, bakeries, grocery stores, and other similar uses.

RETAINING WALL

A structure that provides lateral support for a mass of soil and that owes its stability primarily to its own weight and to the weight of any soil located directly above its base.

RETIREMENT COMMUNITIES

A development that incorporates a variety of residential and nonresidential use types designed for citizens aged 55 and older. See [Section 11.03:\(B\)\(6\): Retirement Communities](#), for the residential and nonresidential use types allowed.

RIDGETOP

See definition of “Hilltops and Ridgetops”.

RIVERINE

Relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

ROAD OR STREET, ARTERIAL

Roads that are intended to provide for connectivity between or within communities or to and from collectors and freeways. For the purposes of this Ordinance, an arterial road or street is any roadway listed as established in the Major Thoroughfare Plan⁵⁹ or [Table 19.06-2: Arterial Traffic Shed Capacities](#) herein.

ROAD OR STREET, COLLECTOR

Collector roads and streets connect local streets to the highway system’s arterial roads or provide access to nonresidential uses and arterial streets as established in the Williamson County Major Thoroughfare Plan.

ROAD OR STREET, LOCAL

A roadway, the main purpose of which is to provide access to abutting residential and nonresidential properties.

ROAD OR STREET, RESIDENTIAL

See definition of “Road or Street, Local.”

ROCK QUARRY

An open pit from which building stone, sand, gravel, mineral, or fill is taken to be processed for commercial purposes. See also the definition of “Mining Operation” and “Borrow Pit.”

ROTOR

The blades of a Wind Energy Turbine (WET) and the hub to which they are attached.

RUN-IN SHEDS

A three-sided shed that is open on one side to allow for the sheltering or feeding of equine but that does not include any stalls or other components to corral or permanently shelter equine.

RURAL RETREAT – EXTENSIVE

These are facilities owned and operated by a non-governmental entity for the purpose of providing a rural setting in which lodging, camping and/or conference, meeting, and event facilities are provided for compensation. The use may also include restaurant and/or banquet facilities and recreational amenities of a rural nature. Uses meeting the definition of Rural Retreat - Limited that exceed the size limitation for that use or provide facilities for overnight lodging or camping are also included under this category.

RURAL RETREAT – LIMITED

Facilities owned and operated by a non-governmental entity for the purpose of providing a rural training center and retreat for its employees, members, or affiliates. The use may include conference and meeting facilities, dining facilities, and recreational amenities of a rural nature, none of which shall be open to the general public. No overnight lodging or camping is permitted.

⁵⁹ Is this the formal name of the County’s thoroughfare plan or is there another document we need to reference?

SALVAGE CENTERS

An establishment or place of business that is maintained, operated, or used for storing, keeping, buying, or selling junk, or for the maintenance or operation of an automobile graveyard. “Salvage Center” includes scrap metal processors, used auto parts yards, yards providing temporary storage of automobile bodies, or parts awaiting disposal as a normal part of the business operation, when the business will continually have like materials located on the premises, garbage dumps and sanitary landfills; “Salvage Center” does not include a recycling center.

SELF-SERVICE STORAGE

A building or group of buildings in a controlled-access and fenced compound that contains varying sizes of individual, compartmentalized, or controlled-access stalls or lockers for the dead storage of a customer’s goods or wares.

SETBACK

The minimum distance a building or structure must be built from a property line or road right-of-way as defined further in [Section 23.03: Rules of Measurement](#).

SHRUB

A woody plant, smaller than a tree, consisting of several small stems emerging from the ground, or small branches near the ground. Shrubs may be deciduous or evergreen.

SIGN

Any words, lettering, figures, numerals, emblems, devices, trademarks or trade names, or any combination thereof, by which anything is made known and which is designed to attract attention or to convey a message.

SIGN FACE

The area or display surface used for the message.

SIGN PERMIT

A permit reviewed and approved, approved with conditions, or denied by the Codes Compliance Director in accordance with [Article 7: Sign Permits](#).

SIGN, AUXILIARY

A sign which provides special information such as direction, price, sales information, hours of operation, or warning.

SIGN, COMMEMORATIVE

A sign, tablet, or plaque commemorating or memorializing a person, event, structure, or site.

SIGN, ENTRANCE

A sign located adjacent to a development’s access point and intended to identify the development.

SIGN, GROUND

A detached sign erected upon or supported by the ground, and which is not attached to any building.

SIGN, ILLEGAL

A sign that has been erected without appropriate permits or otherwise in compliance with the requirements of this Ordinance.

SIGN, PROJECTING

A sign, other than a wall sign, which projects perpendicularly from, and is supported by, a wall of a building or structure.

SIGN, ROOF

A sign that is mounted or otherwise located on the roof of a building or that is wholly dependent upon a building for support and projects above the highest point of a building with a flat roof, the eave line of a building with a gambrel, gable, or hip roof, or the deck line of a building with a mansard roof.

SIGN, TEMPORARY

A sign intended to be displayed for a limited period of time that is portable or easily removed or constructed of cloth, canvas, plastic sheet, cardboard, wallboard, inflatable device, or other like materials.

SIGN, WALL OR FAÇADE

A sign fastened to or painted on a wall of a building or structure in such a manner that the wall is the supporting structure for or forms the background surface of the sign and which does not project more than 15 inches from such building or structure.

SITE

A parcel or a series of contiguous parcels that are under the control of one applicant and is subject to an application pursuant to this Ordinance.

SITE AREA

The area of a site, which may contain several contiguous parcels, as determined by an actual on-site survey, less:

- Any land within the current or additional required rights-of-way of existing roads;
- Any land that has been cut-off from the main parcel by a roadway, rail-line, or water course so that common access and use is impossible and where separate uses are not feasible;
- Any land utilized as a wastewater system, storage lagoon, land disposal and back-up disposal, as defined by [Article 20: Wastewater Treatment and Land Disposal Systems](#).

SITE PLAN, MAJOR

An application for development subject to administrative review by the Planning Commission in accordance with [Section 6.02: Major Site Plan](#).

SITE PLAN, MINOR

An application for development subject to administrative review by the Planning Director in accordance with [Section 6.01: Minor Site Plan](#).

SKETCH PLAN⁶⁰

A generalized concept plan of subdivision offering information in regard to proposed improvements and natural features of the property in question prepared prior to preliminary plat to save time and expense in reaching general agreement as to the form of the plat and the objectives of this Ordinance and the Williamson County Subdivision Regulations.

SKILLED NURSING FACILITIES

Facility which provides in-patient skilled nursing care and related services to patients who require medical, nursing or rehabilitative services but do not require the level of care provided in a hospital.

SLIPPAGE SOILS

Those soils where the parent material is Colluvium (e.g. Delrose as classified by the Natural Resources Conservation Service (NRCS)).

SLOPE

The degree of deviation of a surface from the horizontal, usually expressed in percent or degrees.

⁶⁰ Per staff's comments, we need to revisit this definition after the development of Module 3.

SMALL-SCALE WIND ENERGY TURBINE (SWET)

A wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics. SWETs shall have a rated capacity of not more than 60 Kilowatts, be intended primarily to produce energy for on-site power consumption and reduce the need to purchase utility power from the grid, and have the ability to sell power back to the grid.

SOLAR PANEL

A structure designed to utilize solar energy as an alternate for, or supplement to, a conventional energy system.

SPECIAL EVENT – EXTENSIVE IMPACT

A temporary use on private property that is not usual or customary for that property and the zoning district in which the subject property is located, and is typified by any one or more of the following:

- Sale of alcoholic beverages;
- Attendance of over 750 people;
- Overnight camping; or
- Exceeds two consecutive days.

SPECIAL EVENT – LIMITED IMPACT

A temporary use on private property that is not usual or customary for that property and the zoning district in which the subject property is located. See also the definition of “Special Event – Extensive Impact.”

SPECIAL FLOOD HAZARD AREA

The land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as Zone A on the FHBM. After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AO, AH, AI-30, AE or A99.

SPECIAL HAZARD AREA

An area having special flood, mudslide (i.e., mudflow) and/or flood-related erosion hazards, and shown on an FHBM or FIRM as Zone A, AO, AI-30, AE, A99, or AH.

SPECIAL USE

A use that requires review by the BZA in accordance with Section 5.01: Special Use prior to being permitted in a zoning district.

SPECIALTY EATING OR DRINKING ESTABLISHMENT

Establishments selling specialty food items that normally do not constitute a full meal, including but not limited to, ice cream parlors, dessert cafes, snack shops, juice and coffee houses, and bakeries.

STABLE, ACCESSORY TO A RESIDENTIAL USE

Any building, incidental to an existing residential principal use that shelters equine for the exclusive use of the occupants of the premises.

STACKING LANE OR STACKING SPACE

A waiting area for motorists who remain in their vehicles awaiting service at a drive-through establishment.

STADIUMS AND ARENAS

A large open or enclosed space that is not accessory to an educational facility, used for games, concerts, or other major events and partly or completely surrounded by tiers of seating for spectators.

STADIUMS AND ARENAS ACCESSORY TO AN EDUCATIONAL FACILITY

Stadiums and arenas that are designed to be accessory to an educational facility such as a soccer arena or football stadium associated with a high school.

STATE

The State of Tennessee.

STATE COORDINATING AGENCY

For the purposes of [Section 13.05: Special Flood Hazard Area Protection Standards](#), the Tennessee Department of Economic and Community Development's Local Planning Assistance Office, as designated by the Governor of the State of Tennessee at the request of FEMA to assist in the implementation of the NFIP for the State.

STATE OF TENNESSEE OPERATING PERMIT

Permit issued by TDEC granting approval and authority for the operation of a wastewater treatment and disposal system within the State of Tennessee.

STEALTH OR STEALTH TECHNOLOGY

The characteristics of a telecommunication facilities that minimizes the adverse aesthetic and visual impacts on the land, property, buildings, and other facilities adjacent to, surrounding, and in generally the same area as the requested location of such wireless telecommunications facilities, which shall mean using the least visually and physically intrusive facility that is not technologically or commercially impracticable under the facts and circumstances.

STORY

Part of a building, except a mezzanine, included between the surface of one floor and the surface of the next floor, or if there is no floor above, then the ceiling next above. If the floor level directly above a basement is more than six feet above grade, such basement shall be considered a story.

STREET LIGHTING

Lighting on poles, with either underground or overhead service, along a street for purposes of illuminating public or private rights-of-way.

STREET LINE

See "Property Line, Front."

STRUCTURAL ALTERATION

Any change in the supporting members of a building, such as the bearing walls, beams, or girders, or any change in the dimension or configuration of the roof or exterior walls.

STRUCTURE

Anything constructed, installed, or portable, the use of which requires a location on a parcel of land. This includes a fixed or movable building which can be used for residential, business, commercial, agricultural, or office purposes, either temporarily or permanently. "Structure" also includes, but is not limited to, swimming pools, tennis courts, signs, canopies, cisterns, sewage treatment plants, sheds, and similar accessory construction.

For the purposes of [Section 13.05: Special Flood Hazard Area Protection Standards](#), a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

STRUCTURE, NONCONFORMING

A structure or building, the size, dimensions, or location of which was lawful prior to the adoption, revision, or amendment to this Ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

SUBDIVIDER

A person who is acting as an “Applicant” or “Agent” as part of a subdivision application pursuant to the Williamson County Subdivision Regulations.

SUBDIVISION

Any subdivision or re-division of a parcel of land as defined under Tennessee Code Annotated. (Also see the Williamson County Subdivision Regulations.)

SUBSTANTIAL DAMAGE

Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT

Any reconstruction, rehabilitation, addition, alteration or other improvement of a structure in which the cost equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the initial improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The market value of the structure should be (1) the appraised value of the structure prior to the start of the initial improvement, or (2) in the case of substantial damage, the value of the structure prior to the damage occurring.

The term does not, however, include either: (1) Any project for improvement of a structure to correct existing violations of State or local health, sanitary, or safety code specifications which have been pre-identified by the Building Codes Director and which are the minimum necessary to assure safe living conditions and not solely triggered by an improvement or repair project or; (2) Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

SUBSTANTIALLY IMPROVED EXISTING MANUFACTURED HOME PARKS OR SUBDIVISIONS

Where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds fifty percent (50%) of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

SWIMMING POOL

A structure, whether above or below grade level, designed to hold water more than 30 inches deep to be used for recreational purposes.

TCA

The Tennessee Code Annotated.

TDEC

The Tennessee Department of Conservation (TDEC).

TELECOMMUNICATIONS

The transmission and/or reception of audio, video, data, and other information by wire, radio frequency, light, and other electronic or electromagnetic systems.

TELECOMMUNICATIONS STRUCTURE

A structure used in the process of providing wireless transmission of voice data, images or other information including, but not limited to, cellular telephone service, personal communications services, and paging service.

TEMPORARY ASPHALT, ASPHALT REPROCESSING PLANTS, OR ROCK QUARRIES

Temporary asphalt and asphalt reprocessing plants or rock quarries that are used during the construction and improvement of public streets and roadways.

TEMPORARY SHELTER

A temporary dwelling unit that may be used in connection with the construction of a principal dwelling unit and that is to be removed upon completion of the principal dwelling unit.

TEMPORARY STORAGE IN PORTABLE SHIPPING CONTAINERS

A portable structure or container that allows for storage of goods or materials, on or off-site and which is not permanently affixed to a foundation.

TEMPORARY STRUCTURES RELATED TO INSTITUTIONAL USES

A temporary structure that is related and incidental to a use within the institutional use classification that may include temporary classrooms or storage facilities.

TEMPORARY USE PERMIT

A permit reviewed and approved, approved with conditions, or denied by the Planning Director in accordance with [Section 8.02: Temporary Use Permit](#).

TOP OF BANK⁶¹

The point of a streambank which coincides with its “bankfull” condition. “Bankfull” shall mean the flow stage of a watercourse in which the stream completely fills its channel and the elevation of the water surface coincides with the bank margins.

TOWER

Any structure designed or used primarily to support an antenna for receiving and/or transmitting a wireless signal. This definition includes monopoles.

TRADITIONAL SUBDIVISION - MAJOR

The division of a tract of land into three or more lots, building sites, or other divisions that does not meet the definition of a “Conservation Subdivision.”

TRADITIONAL SUBDIVISION - MINOR

The division of a tract of land into two lots, building sites, or other divisions that does not meet the definition of a “Conservation Subdivision.”

TRAFFIC SHED

A land area served by a particular segment of an arterial or collector road. The area and boundary of traffic sheds are determined by the anticipated traffic flow generated by the permitted land uses which will be located in that traffic shed utilizing that particular road segment. Arterial sheds are composed of the collector sheds that contribute to traffic generated by land uses surrounding the particular arterial road segment.

⁶¹ Add Graphic.

TRANSITIONAL SURFACE

These surfaces extend outward and upward at right angles to the runway centerline and the runway centerline extended at a slope of 7 to 1 from the sides of the primary surface and from the sides of the approach surfaces. Transitional surfaces for those portions of the precision approach surface which project through and beyond the limits of the conical surface, extend a distance of 5,000 feet measured horizontally from the edge of the approach surface and at right angles to the runway centerline.

TRASH COMPACTION AND TRANSFER STATIONS

Facilities that receive solid waste for separation (recycling), compaction, and eventual transfer of the waste to a landfill or other appropriate facility.

TRAVEL TRAILERS

A recreational vehicle, intended as a temporary residence, that is towed behind a motor vehicle.

TREE CANOPY

A contiguous area of 10,000 square feet or greater, which consists of the crowns of healthy self-supporting trees with a diameter at breast height (DBH) of 3 inches or greater.

TREE, CANOPY

A tree that would occupy the upper canopy of a forest in a natural ecological situation. These trees are often referred to as shade trees. Examples include, but are not limited to, beech, hickory, oak, sassafras, maple and tulip.

TREE, EVERGREEN

A tree with foliage that is not dropped, or that remains green throughout the year.

TREE, UNDERSTORY

A tree that would occupy the understory of a forest in a natural ecological situation. These types of trees are often referred to as ornamental trees. Examples include redbud, hazel, alder, holly, hornbeam, dogwood, witch-hazel, etc.

TRIBUTARY AREA

The drainage area upstream of a specified point including all overland flow that directly or indirectly connects down-slope to the specified point.

TRUCK STOP

A facility intended to provide services to the trucking industry including, but not limited to, convenience stores, gasoline sales, overnight parking, restaurants, and truck scales.

UNIT

As used in [Article 20: Wastewater Treatment and Land Disposal Systems](#), “unit” is defined as one single family residential unit with the required equivalent to 300 gallons per day per unit.

UNITS PER ACRE

Dwelling units per acre

USE

Any purpose for which a lot, building, or other structure, or a parcel of land may be designated, arranged, intended, maintained, or occupied; or any activity, occupation, business, or operation carried on or intended to be carried on in a building or other structure or on a parcel of land.

USE, ACCESSORY

A use subordinate to and servicing the principal use or structure on the same parcel and customarily incidental thereto. See [Section 11.04: Accessory Uses and Structures](#).

USE, NONCONFORMING

A use or activity that was lawful prior to the adoption, revision, or amendment of this Ordinance but that fails, by reason of such adoption, revision, or amendment, to conform to the present requirements of the zoning district in which it is located.

USE, PRINCIPAL

The main use of land or buildings as distinguished from subordinate or accessory uses. A principal use may be either permitted or conditional.

USE, TEMPORARY

A use that is established for a fixed period of time with the intent of discontinuing such use upon the expiration of such time. Such uses do not involve the construction or alteration of any permanent structure. Temporary uses may require a Temporary Use Permit or Special Use Approval as established in [Section 11.05: Temporary Uses and Structures](#).

USGS

United States Geological Survey

UTILITIES

Infrastructure services providing regional or community-wide service that normally entail the construction of new buildings or structures such as water towers, waste treatment plants (other than non-traditional wastewater treatment or disposal facilities), potable water treatment plants, and electrical substations that are not defined more specifically elsewhere in this Ordinance. Utilities are:

- Owned or maintained by public utility companies or public agencies;
- Located in public ways or in easements provided for the purpose, or on a customer's premises and not requiring a private right-of-way;
- Reasonably necessary for the furnishing of adequate water, sewer, gas, electric, communication, or similar services to adjacent customers; and
- Not including any cross-country line on towers, and not in a private right-of-way.

VARIANCE

A deviation from the requirements of this Ordinance that is approved, approved with condition, or denied by the BZA in accordance with [Section 5.02: Variance](#).

VEHICLE WASHING ESTABLISHMENT

The use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment.

VEHICLE, RECREATIONAL

A vehicle that is:

- Built on a single chassis;
- 400 square feet or less when measured at the largest horizontal projections;
- Designed to be self-propelled or permanently towable by a light duty truck; and

Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

VERY STEEP SLOPES

Steep slope areas where the slope exceeds 25%.

VIOLATION

For the purposes of [Section 13.05: Special Flood Hazard Area Protection Standards](#), the failure of a structure or other development to be fully compliant with the Williamson County floodplain management regulations. A structure or other development without the elevation certificate, other certification, or other evidence of compliance required in this Ordinance is presumed to be in violation until such time as that documentation is provided.

WALL-MOUNTED LIGHTING

An exterior lighting device that is flush-mounted on a vertical wall surface.

WAREHOUSE

A use engaged in storage of manufactured products, supplies, and equipment excluding bulk storage of materials that are flammable or explosive or that present hazards or conditions commonly recognized as offensive.

WASTEWATER DISPOSAL SITE

The primary land or parcel for the land disposal of treated effluent generated by a nontraditional wastewater treatment system. Also includes the required back-up disposal sites as required by this Ordinance. The wastewater disposal site or sites shall be restricted in their usage to only effluent disposal.

WASTEWATER TREATMENT SYSTEM

The wastewater system used to collect, treat and store the wastewater. The system includes all components such as collector lines, septic tanks, pump stations, treatment unit and storage ponds.

WATER SURFACE ELEVATION

The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, or other datum, where specified, of floods of various magnitudes and frequencies in the floodplains of riverine areas.

WATERWAY NATURAL AREA (WNA)

A strip of undisturbed native vegetation, either original or reestablished, that borders streams and rivers, ponds, lakes, wetlands, and springs.

WETLAND

Those areas that are inundated and saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

WILLIAMSON COUNTY STORM WATER REGULATIONS

The Storm Water Management Regulations of Williamson County, Tennessee.

WILLIAMSON COUNTY SUBDIVISION REGULATIONS

The Williamson County Subdivision Regulations, adopted by the Williamson County Regional Planning Commission.

WIND ENERGY TURBINE (WET)

Any structure or facility used for the converting of wind energy to electric power, including, but not limited to, towers, blades, motors, transmission wires, buildings, monopoles or other support structures, constructed, installed or operated, or to be constructed, installed or operated.

WIRELESS TELECOMMUNICATIONS FACILITIES

A structure, facility, or location designed, or intended to be used as, or used to support, antennas, or other transmitting or receiving devices. This includes without limit, towers of all types and kinds and structures that employ stealth technology, including, but not limited to structures such as a multi-story building, church steeple, silo, water tower, sign or other structures that can be used to mitigate the visual impact of an antenna or the functional equivalent of such, including all related facilities and equipment such as cabling, equipment shelters and other structures associated with the site. It is a structure and facility intended for transmitting and/or receiving radio, television, cellular, paging, personal telecommunications services, commercial satellite services, microwave services and services not licensed by the FCC, but not expressly exempt from the County's siting, building and permitting authority, excluding those used for the County's emergency services or exclusively for private, non-commercial radio and television reception and private citizen's bands, amateur radio and other similar non-commercial telecommunications where the height of the facility is below the height limits set forth in this Ordinance. This use type includes a "Telecommunications Tower," "Tower," "Telecommunications Site," and "Personal Wireless Facility."

WNA

Waterway Natural Area

YARD

An open space that lies between the principal structure(s) and the nearest property line.

YARD, FRONT⁶²

An open, unoccupied space on a lot, except for accessory structures as herein permitted, that extends between the front property line and the front building line of the principal structure the full distance between the side property lines. See also [Section 23.03:\(D\): Setbacks and Yards](#), for the determination of front yards for corner lots and double frontage lots.

YARD, REAR

An open, unoccupied space on a lot, except for accessory structures as herein permitted, that extends between the rear property line and the rear building line of the principal structure the full distance between the side property lines. See also [Section 23.03:\(D\): Setbacks and Yards](#), for the determination of rear yards for corner lots and double frontage lots.

YARD, SIDE

An open, unoccupied space on a lot, except for accessory structures as herein permitted, that extends between the side property lines and the side building line of the principal structure, between the areas designated as the rear and front yards. See also [Section 23.03:\(D\): Setbacks and Yards](#), for the determination of side yards for corner lots and double frontage lots.

YIELD PLAN

A plan of a subdivision that depicts the maximum number of building lots or dwelling units that could reasonably be built on a parcel of land under the applicable zoning, taking into account resource protection areas.

ZONING CERTIFICATE

A certificate reviewed and approved, approved with conditions, or denied by the Planning Director in accordance with [Section 8.01: Zoning Certificate](#).

ZONING MAP AMENDMENT

An amendment or change to the Official Zoning Map of Williamson County reviewed and decided upon by the County Commission in accordance with [Article 4: Official Zoning Map or Zoning Text Amendments](#).

⁶² We are working on some illustrations to improve this definition.

ZONING TEXT AMENDMENT

An amendment or change to the text of the Williamson County Zoning Ordinance reviewed and decided upon by the County Commission in accordance with [Article 4: Official Zoning Map or Zoning Text Amendments](#).